Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/740 Station Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $450,000 & $480,000

Median sale price

Median price $457,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2026 to 30/06/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	305/8 Ellingworth Pde BOX HILL 3128	$428,000	16/08/2026
2	307/394-398 Middleborough Rd BLACKBURN 3130	$470,000	10/06/2026
3	6/5 Kent Rd BOX HILL 3128	$441,000	18/05/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/08/2026 14:27

6/740 Station Street, Box Hill Vic 3128

McGrath

Peter Dragic
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
June quarter 2026: $457,000

Comparable Properties



305/8 Ellingworth Pde BOX HILL 3128 (REI)

2 2 1

Price: $428,000
Method: Private Sale
Date: 16/08/2026
Property Type: Apartment

Agent Comments



307/394-398 Middleborough Rd BLACKBURN 3130 (REI)

2 1 1

Price: $470,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment

Agent Comments



6/5 Kent Rd BOX HILL 3128 (REI/VG)

2 1 1

Price: $441,000
Method: Private Sale
Date: 18/05/2026
Property Type: Apartment

Agent Comments

Account - McGrath Blackburn | P: 0398771277

REIV THE DIFFERENCE | propertydata.com.au

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