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	505/1 Archibald Street, Box Hill Vic 3128

Indicative selling price

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

Range between $420,000 & $445,000

Median sale price

Median price $557,900 Property Type Unit Suburb Box Hill

Period - From 01/01/2024 to 31/12/2024 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	312/712 Station St BOX HILL 3128	$430,000	10/02/2025
2	807/712 Station St BOX HILL 3128	$430,000	09/01/2025
3	707/19-21 Poplar St BOX HILL 3128	$421,888	23/12/2024

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: 24/03/2025 13:10

505/1 Archibald Street, Box Hill Vic 3128

McGrath

Joo Ming (JM) Lim
03 9889 8800
0476 784 585
joominglim@mcgrath.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $445,000
Median Unit Price
Year ending December 2024: $557,900

Comparable Properties



312/712 Station St BOX HILL 3128 (REI/VG)

2 1 1

Price: $430,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment

Agent Comments



807/712 Station St BOX HILL 3128 (REI/VG)

2 1 1

Price: $430,000
Method: Private Sale
Date: 09/01/2025
Property Type: Apartment

Agent Comments



707/19-21 Poplar St BOX HILL 3128 (REI/VG)

2 1 1

Price: $421,888
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment

Agent Comments

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