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	3205/545 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between $625,000 & $645,000

Median sale price

Median price $547,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2024 to 30/06/2024 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	1706/545 Station St BOX HILL 3128	$610,000	12/08/2024
2	801/36 Prospect St BOX HILL 3128	$630,000	16/07/2024
3	2307/36 Prospect St BOX HILL 3128	$650,000	10/07/2024

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: 16/08/2024 14:54

3205/545 Station Street, Box Hill Vic 3128

Stan Song
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2 2 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 2596 sqm approx

Agent Comments

Indicative Selling Price
$625,000 - $645,000
Median Unit Price
June quarter 2024: $547,000

Comparable Properties



1706/545 Station St BOX HILL 3128 (REI)

2 2 1

Price: $610,000
Method: Private Sale
Date: 12/08/2024
Property Type: Apartment

Agent Comments



801/36 Prospect St BOX HILL 3128 (VG)

2 - -

Price: $630,000
Method: Sale
Date: 16/07/2024
Property Type: Strata Unit/Flat

Agent Comments

2307/36 Prospect St BOX HILL 3128 (VG)

2 - -

Price: $650,000
Method: Sale
Date: 10/07/2024
Property Type: Strata Unit/Flat

Agent Comments

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