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	105/761 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $460,000 & $490,000

Median sale price

Median price $891,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2024 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	205/95 Thames St BOX HILL 3128	$485,000	15/01/2025
2	702/1 Elland Av BOX HILL 3128	$450,000	09/01/2025
3	606/9 Ellingworth Pde BOX HILL 3128	$520,000	10/12/2024

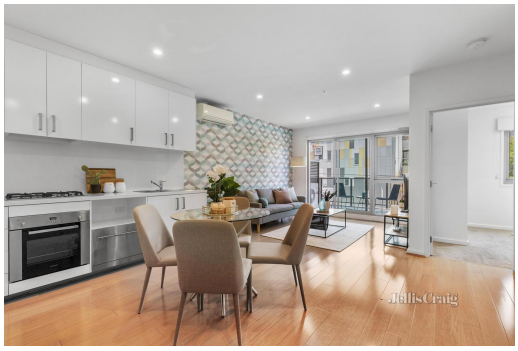
OR

~~**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: 04/02/2025 16:16

105/761 Station Street, Box Hill North Vic 3129

Charles Shi
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$460,000 - $490,000
Median Unit Price
December quarter 2024: $891,000

Comparable Properties



205/95 Thames St BOX HILL 3128 (REI)

2 1 1

Price: $485,000
Method: Private Sale
Date: 15/01/2025
Property Type: Apartment

Agent Comments



702/1 Elland Av BOX HILL 3128 (REI)

2 2 1

Price: $450,000
Method: Private Sale
Date: 09/01/2025
Property Type: Apartment

Agent Comments



606/9 Ellingworth Pde BOX HILL 3128 (REI/VG)

2 2 1

Price: $520,000
Method: Private Sale
Date: 10/12/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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