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	13/41 Harrow Street, Box Hill Vic 3128

Indicative selling price

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

Single price $585,000

Median sale price

Median price $581,500 Property Type Unit Suburb Box Hill

Period - From 16/04/2024 to 15/04/2025 Source Property Data

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	17/41-45 Harrow St BOX HILL 3128	$555,000	19/01/2025
2	3310/545 Station St BOX HILL 3128	$570,000	12/12/2024
3	2316/850 Whitehorse Rd BOX HILL 3128	$580,000	28/10/2024

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: 16/04/2025 11:26

13/41 Harrow Street, Box Hill Vic 3128



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$585,000
Median Unit Price
16/04/2024 - 15/04/2025: $581,500

Comparable Properties



17/41-45 Harrow St BOX HILL 3128 (REI)

2 1 1

Price: $555,000
Method: Private Sale
Date: 19/01/2025
Rooms: 3
Property Type: Apartment

Agent Comments



3310/545 Station St BOX HILL 3128 (REI/VG)

2 2 1

Price: $570,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment

Agent Comments



2316/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

2 2 2

Price: $580,000
Method: Private Sale
Date: 28/10/2024
Property Type: Apartment

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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