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: 9/24 Rose Street, Box Hill Vic 3128

Indicative selling price

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

Range between: $650,000 & $680,000

Median sale price

Median price: $500,000 Property Type: Unit Suburb: Box Hill

Period - From: 01/10/2024 to: 30/09/2025 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	3/8 Victoria St BOX HILL 3128	$670,000	25/10/2025
2	7/3 Hay St BOX HILL SOUTH 3128	$630,000	12/10/2025
3	2/42 Barcelona St BOX HILL 3128	$675,000	14/06/2025

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: 02/12/2025 11:01

9/24 Rose Street, Box Hill Vic 3128

JellisCraig



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000 - $680,000
Median Unit Price
Year ending September 2025: $500,000

Comparable Properties



3/8 Victoria St BOX HILL 3128 (REI)

2 1 1

Price: $670,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Agent Comments

Villa unit in similar condition. Stand alone. we have found similar buyers looking between villa units and our unit



7/3 Hay St BOX HILL SOUTH 3128 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 12/10/2025
Property Type: Apartment

Agent Comments

Similar style apartment but ours has a courtyard which we believe gives it a bit more value



2/42 Barcelona St BOX HILL 3128 (REI/VG)

2 1 1

Price: $675,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit
Land Size: 131 sqm approx

Agent Comments

Villa unit in similar condition. Stand alone. we have found similar buyers looking between villa units and our unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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