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	2209/545 STATION STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$670,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$533,000	Property type	Unit	Suburb	Box Hill
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
2704/545 STATION STREET BOX HILL VIC 3128	$640,500	02-Nov-24
1202/11 PROSPECT STREET BOX HILL VIC 3128	$674,296	23-May-25
805/5-7 IRVING AVENUE BOX HILL VIC 3128	$650,000	19-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 09 September 2025

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2704/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price **$640,500** Sold Date **02-Nov-24**

Distance **0km**



1202/11 PROSPECT STREET BOX HILL VIC 3128

2 2 1

Sold Price **$674,296** Sold Date **23-May-25**

Distance **0.4km**



805/5-7 IRVING AVENUE BOX HILL VIC 3128

2 2 1

Sold Price **$650,000** Sold Date **19-Feb-25**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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