

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

906/9 PROSPECT 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

Other

Suburb

Box Hill

Period-from

19 Feb 2025

to

19 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

2009/545 STATION STREET BOX HILL VIC 3128	\$582,000	16-May-25
1509/545 STATION STREET BOX HILL VIC 3128	\$582,000	14-Mar-25
1508/3 YOUNG STREET BOX HILL VIC 3128	\$560,000	15-Jul-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: 19 August 2025



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**2009/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

\$582,000

Sold Date

16-May-25

Distance

0.4km



**1509/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

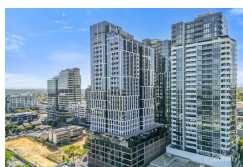
Sold Price

Sold Date

14-Mar-25

Distance

0.4km



**1508/3 YOUNG STREET BOX HILL
VIC 3128**

2 2 1

Sold Price

\$560,000

Sold Date

15-Jul-25

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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