

## 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

108/19-21 POPLAR STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

\$448,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 404/19-21 POPLAR STREET BOX HILL VIC 3128 | \$432,800 | 24-Mar-25 |
| 609/19-21 POPLAR STREET BOX HILL VIC 3128 | \$480,000 | 20-Jun-25 |
| 108/15 IRVING AVENUE BOX HILL VIC 3128    | \$442,000 | 07-Jun-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: 24 July 2025


**404/19-21 POPLAR STREET BOX HILL VIC 3128**

 2
  1
  1

Sold Price

**\$432,800**

Sold Date

**24-Mar-25**

Distance

**0km**

**609/19-21 POPLAR STREET BOX HILL VIC 3128**

 2
  2
  1

Sold Price

**\$480,000**

Sold Date

**20-Jun-25**

Distance

**0km**

**108/15 IRVING AVENUE BOX HILL VIC 3128**

 2
  2
  1

Sold Price

**\$442,000**

Sold Date

**07-Jun-25**

Distance

**0.44km**

Council fees approx. \$920 PA  
 Body corp fees approx. \$6070 PA  
 Potential rent, approx \$670 PW  
 Built around 2019

**RS** = Recent sale

**UN** = Undisclosed Sale

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