### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	906/17 ARNOLD STREET BOX HILL VIC 3128							
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.au	ı/underquo	ting (*E	Delete single pri	ce or range	as applicable)	
Single Price	\$475,000		or rar betwe	-		&		
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$500,000	Prop	erty type		Unit	Suburb	Box Hill	
Period-from	01 Oct 2024	to	30 Sep	2025	Source	<b>)</b>	Cotality	
Comparable property s  A* These are the three estate agent or agen  Address of comparable pr	properties sold with t's representative of	hin two	kilometres	of the p	o <del>roperty for sale</del>	property for s		
OR								

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 October 2025



В\*

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	G05/17 ARNOLD STREET BOX HILL VIC 3128						
Indicative selling price For the meaning of this price	e see consumer.vio	c.gov.au	ı/underquot	ing (*D	elete single pri	ce or range	as applicable)
Single Price	\$715,000		<del>or range</del> <del>between</del>			&	
Median sale price (*Delete house or unit as app	plicable)						
Median Price	\$500,000	Prop	erty type		Unit	Suburb	Box Hill
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality
Comparable property s  A* These are the three	<del>properties sold wit</del> l	hin two l	kilometres ·	of the p	oroperty for sale		
estate agent or agen  Address of comparable pr	•	conside	<del>is to be mo</del>	<del>st com</del>	Price		Date of sale
OR							

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 October 2025



В\*

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

s applicable)	
s applicable)	
, , , , , , , , , , , , , , , , , , , ,	
Box Hill	
Cotality	
months that the le: Date of sale	
n	

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 October 2025



В\*

# 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  1202/17 Arnold Street, Box Hill, Vic 3128	Including suburb and
----------------------------------------------------------------------------------	----------------------

#### Indicative selling price

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

Single price \$1,358,000

#### Median sale price

Median price		\$545,000	Property type	Unit	Suburb	Box Hill
Period - From	01/10/2024	to	30/09/2025	Source Prop	oTrack	

#### 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
2/938 Canterbury Road, Box Hill South, VIC 3128	\$1,325,000	29/05/2025
302/719 Whitehorse Road, Mont Albert, VIC 3127	\$1,350,000	22/04/2025
3211/545 Station Street, Box Hill, VIC 3128	\$1,300,000	23/09/2025

#### 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:	07/10/2025
------------------------------------------------	------------

