

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

G13/740 Station Street, Box Hill, Vic 3128

Indicative selling price

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

Single price \$590,000

Council Rates approx. \$1,049 P.A.

Water Rates approx. \$792 P.A.

Owners Corp approx. \$4,550 P.A.

Median sale price

Median price

\$545,000

Property type

Unit

Suburb

Box Hill

Period - From

01/10/2024

to

30/09/2025

Source



PropTrack

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
G05/28 Glenmore Street, Box Hill, VIC 3128	\$573,000	10/10/2025
G05/934 Canterbury Road, Box Hill South, VIC 3128	\$636,800	23/09/2025
410/1 Sergeant Street, Blackburn, VIC 3130	\$567,500	24/05/2025

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:

18/10/2025