

## 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

304/712 STATION STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 809/710 STATION STREET BOX HILL VIC 3128  | \$480,000 | 23-Jan-26 |
| 108/740 STATION STREET BOX HILL VIC 3128  | \$486,000 | 05-Feb-26 |
| 306/19-21 POPLAR STREET BOX HILL VIC 3128 | \$420,000 | 30-Oct-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.~~

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**809/710 STATION STREET BOX  
HILL VIC 3128**

2 2 1

Sold Price **\$480,000** Sold Date **23-Jan-26**

Distance **0.03km**

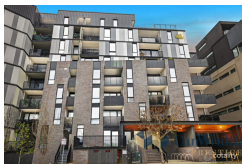


**108/740 STATION STREET BOX  
HILL VIC 3128**

2 1 1

Sold Price <sup>RS</sup> **\$486,000** <sup>UN</sup> Sold Date **05-Feb-26**

Distance **0.2km**



**306/19-21 POPLAR STREET BOX  
HILL VIC 3128**

2 1 1

Sold Price **\$420,000** Sold Date **30-Oct-25**

Distance **0.72km**

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

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