

## 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

504/11 PROSPECT 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

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,700

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

102/710 STATION STREET BOX HILL VIC 3128	\$340,000	26-Mar-25
JOHN STREET BOX HILL VIC 3128	\$415,000	09-Nov-24
1809/11 PROSPECT STREET BOX HILL VIC 3128	\$526,000	13-Nov-24

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: 25 April 2025



**102/710 STATION STREET BOX HILL VIC 3128**

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Sold Price <sup>RS</sup> **\$340,000** <sup>UN</sup> Sold Date **26-Mar-25**

Distance **0.51km**



**JOHN STREET BOX HILL VIC 3128**

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Sold Price **\$415,000** Sold Date **09-Nov-24**

Distance **0.67km**



**1809/11 PROSPECT STREET BOX HILL VIC 3128**

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Sold Price **\$526,000** Sold Date **13-Nov-24**

Distance **0km**

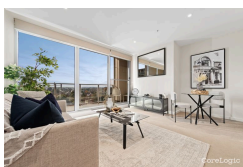


**4/8 JOHN STREET BOX HILL VIC 3128**

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Sold Price **\$370,000** Sold Date **08-Nov-24**

Distance **0.62km**



**505/1 WATTS STREET BOX HILL VIC 3128**

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Sold Price **\$330,000** Sold Date **11-Dec-24**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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