

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

2503/36 PROSPECT STREET BOX HILL VIC 3128

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$794,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,684,000

Property type

Other

Suburb

Box Hill

Period-from

01 Jul 2025

to

30 Jun 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

LOT 6 MANGAN STREET BALWYN VIC 3103	\$730,000	12-Mar-26
LOT 6 PADGHAM COURT BOX HILL NORTH VIC 3129	\$735,000	29-Apr-26
2/5 FRANKCOM STREET BLACKBURN VIC 3130	\$747,000	28-Apr-26

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 2026


**LOT 6 MANGAN STREET BALWYN
VIC 3103**

Sold Price

\$730,000

Sold Date

12-Mar-26


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Distance

3.09km

**LOT 6 PADGHAM COURT BOX HILL
NORTH VIC 3129**

Sold Price

\$735,000

Sold Date

29-Apr-26


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Distance

2.48km

**2/5 FRANKCOM STREET
BLACKBURN VIC 3130**

Sold Price

\$747,000

Sold Date

28-Apr-26


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Distance

2.45km
RS = Recent sale

UN = Undisclosed Sale

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