

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

408/36 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Flats

Suburb

Box Hill

Period-from

01 May 2025

to

30 Apr 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

2506/3 YOUNG STREET BOX HILL VIC 3128	\$615,000	15-Jan-25
711/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$652,000	15-Mar-25
1111/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$685,000	24-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.~~

This Statement of Information was prepared on: 20 May 2026



**2506/3 YOUNG STREET BOX HILL
VIC 3128**

 2
  2
  -

Sold Price

\$615,000

Sold Date

15-Jan-25

Distance

0.05km



**711/828 WHITEHORSE ROAD BOX
HILL VIC 3128**

 2
  -
  -

Sold Price

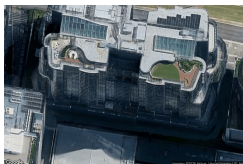
\$652,000

Sold Date

15-Mar-25

Distance

0.06km



**1111/828 WHITEHORSE ROAD BOX
HILL VIC 3128**

 2
  -
  -

Sold Price

\$685,000

Sold Date

24-Oct-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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