

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode 3/744 Station Street, Box Hill, Vic 3128

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
UNIT	3	2	1	70	N/A

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$

or

Range between

\$700,000

&

\$765,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

[Insert N/A if the property is not to be sold by auction or fixed-date sale]

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$500,000

Property type

Unit

Suburb

Box Hill

Period: from

01/07/2026

to

30/09/2026

Source



PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
3/85 Thames Street, Box Hill, VIC 3128	\$758,000	10/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Unit	3	3	1	N/A	N/A

Comparable property 2

Address	Sale price	Date of sale
7/48 William Street, Box Hill, VIC 3128	\$700,000	24/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Unit	3	2	1	146	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties



I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

1. Geographic & Suburb Micro-Market Parity

Both selected comparables—3/85 Thames Street (~1.1 km away) and 7/48 William Street (~1.4 km away)—sit well within the statutory 2 km radius in Box Hill. They share the same catchment advantages as 3/744 Station Street, including walkability to Box Hill Central, train and bus interchanges, local dining precincts, and nearby parklands. Buyers actively inspecting these addresses are assessing identical lifestyle and transport conveniences.

2. Recency of Market Evidence

Both transactions provide fresh, highly reliable post-winter 2026 sales benchmarks:

3/85 Thames Street: Sold ~\$758,000 (September 2026)

7/48 William Street: Sold \$700,000 (August 2026)

Settled within the past two months, these results capture real-time borrowing capacity, lending conditions, and active buyer sentiment in the immediate pocket.

3. Direct Structural & Buyer Alignment

All three properties share a medium-density strata framework and an identical three-bedroom primary footprint catering to first-home buyers, professional couples, downsizers, and yield-focused investors:

7/48 William Street (\$700,000): Matches the 3-bed, 2-bath, 1-car configuration. It establishes an evidence-based market floor for three-bedroom unit living in Box Hill, defining the minimum baseline expectations of active purchasers.

3/85 Thames Street (~\$758,000): Features a contemporary multi-level layout with 3 bedrooms, 3 bathrooms, and 1 car space on a compact footprint. This sale defines the ceiling buyers are willing to pay for low-maintenance, turn-key three-bedroom townhouses in Box Hill.

Together, these sales cleanly bracket the market value of 3/744 Station Street between \$700,000 and \$760,000, delivering a defensible, data-backed rationale for the property pricing strategy.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$ _____
Unconditional sale date	____/____/____