

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

406/17 ARNOLD 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

\$455,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

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

907/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$595,888	05-Mar-26
310/5 ELGAR COURT DONCASTER VIC 3108	-	05-Mar-26
G04/95 THAMES STREET BOX HILL VIC 3128	\$490,000	28-Jan-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: 06 March 2026



907/828 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price

^{RS} **\$595,888** Sold Date **05-Mar-26**

 2  1  1

Distance **0.34km**



310/5 ELGAR COURT DONCASTER VIC 3108 Sold Price

^{RS} - Sold Date **05-Mar-26**

 2  1  1

Distance **2.93km**



G04/95 THAMES STREET BOX HILL VIC 3128 Sold Price

\$490,000 Sold Date **28-Jan-26**

 2  1  1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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