

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 2101/11 Prospect Street, Box Hill, Vic 3128

Including suburb or
locality and postcode

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 \$640,000 _____ & \$685,000 _____

Median sale price

Median price \$646,000 _____ Property Type Apartment _____ Suburb or
Locality Box Hill _____

Period - From 01/07/25 _____ to 30/09/25 _____ Source REIV _____

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
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1 2303/11 Prospect Street, Box Hill, Vic 3128	\$620,000	23/09/2025
2 2101/11 Prospect Street, Box Hill, Vic 3128	\$650,000	19/03/2025
3	\$	

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26/11/2025