

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

1002/36 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2024

to

30 Sep 2025

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

605/36 PROSPECT STREET BOX HILL VIC 3128	\$630,000	15-Apr-24
1702/36 PROSPECT STREET BOX HILL VIC 3128	\$625,000	22-Jul-24
1708/36 PROSPECT STREET BOX HILL VIC 3128	\$669,000	20-Apr-24

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: 02 October 2025


**605/36 PROSPECT STREET BOX
HILL VIC 3128**

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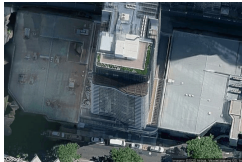
Sold Price

\$630,000

Sold Date

15-Apr-24

Distance

0km

**1702/36 PROSPECT STREET BOX
HILL VIC 3128**

 2
  -
  -

Sold Price

\$625,000

Sold Date

22-Jul-24

Distance

0km

**1708/36 PROSPECT STREET BOX
HILL VIC 3128**

 2
  -
  -

Sold Price

\$669,000

Sold Date

20-Apr-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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