

# 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

2/431 Station Street, Box Hill, VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$-

or range between

\$1,280,000

&

\$1,380,000

### Median sale price

Median price

\$1,660,500

Property type

House

Suburb

Box Hill

Period - From

May 2025

to

April 2026

Source

<https://www.realestate.com.au/vic/box-hill-3128/>

### 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 six 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

Address of comparable property	Price	Date of sale

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 six months.

\*\* *Two in a block; No owner corporation fees*

This Statement of Information was prepared on: 21/05/26