

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

502/1 Watts Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$425,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Box Hill

Period - From 01/04/2024

to 31/03/2025

Source REIV

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
1	407/19-21 Poplar St BOX HILL 3128	\$410,000	10/03/2025
2	707/19-21 Poplar St BOX HILL 3128	\$421,888	23/12/2024
3	507/712 Station St BOX HILL 3128	\$420,000	18/12/2024

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.~~

This Statement of Information was prepared on:

18/04/2025 00:32

502/1 Watts Street, Box Hill Vic 3128

McGrath

Joo Ming (JM) Lim

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joominglim@mcgrath.com.au

Indicative Selling Price

\$400,000 - \$425,000

Median Unit Price

Year ending March 2025: \$560,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



407/19-21 Poplar St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 10/03/2025

Property Type: Apartment



707/19-21 Poplar St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$421,888

Method: Private Sale

Date: 23/12/2024

Property Type: Apartment



507/712 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 18/12/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800



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