

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 301/17 Arnold Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$571,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2025 to 31/12/2025 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 | 1/139 Union Rd SURREY HILLS 3127 | \$410,000 | 22/01/2026 |
| 2 | 20/7-9 Archibald St BOX HILL 3128 | \$405,000 | 19/01/2026 |
| 3 | 719/850 Whitehorse Rd BOX HILL 3128 | \$421,000 | 15/12/2025 |

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: 13/03/2026 08:50

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
December quarter 2025: \$571,000

Comparable Properties



1/139 Union Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 22/01/2026
Property Type: Unit



20/7-9 Archibald St BOX HILL 3128 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment



719/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$421,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment