

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

6/740 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$510,000

&

\$530,000

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	4/2 Minna St BLACKBURN 3130	\$530,000	15/12/2025
2	2/41 Harrow St BOX HILL 3128	\$500,000	12/11/2025
3	108/710 Station St BOX HILL 3128	\$520,000	07/10/2025

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:

18/02/2026 10:01

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Property Type: Unit
Agent Comments

Indicative Selling Price
\$510,000 - \$530,000
Median Unit Price
December quarter 2025: \$571,000

Comparable Properties



4/2 Minna St BLACKBURN 3130 (REI/VG)

[Agent Comments](#)



Price: \$530,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment



2/41 Harrow St BOX HILL 3128 (REI/VG)

[Agent Comments](#)



Price: \$500,000
Method: Private Sale
Date: 12/11/2025
Property Type: Apartment



108/710 Station St BOX HILL 3128 (REI/VG)

[Agent Comments](#)



Price: \$520,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment