

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

211/1-3 ASHTED ROAD 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 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

111/1-3 ASHTED ROAD BOX HILL VIC 3128	\$440,000	29-Apr-25
206/740 STATION STREET BOX HILL VIC 3128	\$440,000	15-Mar-25
G13/15 IRVING AVENUE BOX HILL VIC 3128	\$455,000	30-Mar-25

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: 23 July 2025


**111/1-3 ASHTED ROAD BOX HILL
VIC 3128**

 2
  1
  1

Sold Price

\$440,000

Sold Date

29-Apr-25

Distance

0km

**206/740 STATION STREET BOX
HILL VIC 3128**

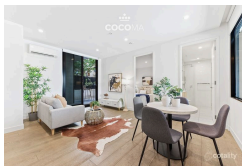
 2
  1
  1

Sold Price

Sold Date

15-Mar-25

Distance

0.86km

**G13/15 IRVING AVENUE BOX HILL
VIC 3128**

 2
  1
  1

Sold Price

\$455,000

Sold Date

30-Mar-25

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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