

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 602/19-21 Poplar Street, Box Hill, Vic 3128

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$502,000 Property type Unit Suburb Box Hill

Period - From 01/07/2025 to 30/06/2026 Source  PropTrack

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
305/19 wellington road, Box Hill, VIC 3128	\$340,000	13/04/2026
706/828 Whitehorse Road, Box Hill, VIC 3128	\$318,000	30/03/2026
2304/3 Young Street, Box Hill, VIC 3128	\$332,800	23/05/2026

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: 09/07/2026