

# 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

221/15-21 Harrow Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$459,000

### Median sale price

Median price

\$546,000

Property Type

Unit

Suburb

Box Hill

Period - From

18/12/2024

to

17/12/2025

Source

Property Data

### 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 | 307/15-21 Harrow St BOX HILL 3128 | \$428,000 | 27/06/2025   |
| 2 | 405/15-21 Harrow St BOX HILL 3128 | \$405,000 | 23/07/2025   |
| 3 | 218/15-21 Harrow St BOX HILL 3128 | \$440,000 | 17/07/2025   |

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:

18/12/2025 16:37



 2    2    1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$459,000  
Median Unit Price  
18/12/2024 - 17/12/2025: \$546,000

## Comparable Properties

307/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments

 2    2    1

Price: \$428,000  
Method:  
Date: 27/06/2025  
Property Type: Apartment



405/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments

 2    2    1

Price: \$405,000  
Method: Private Sale  
Date: 23/07/2025  
Property Type: Apartment



218/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments

 2    2    1

Price: \$440,000  
Method: Private Sale  
Date: 17/07/2025  
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888