

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

31/41 Harrow Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$524,500

Property Type

Unit

Suburb

Box Hill

Period - From

11/08/2025

to

10/08/2026

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	303/1136 Whitehorse Rd BOX HILL 3128	\$518,000	23/07/2026
2	704/999 Whitehorse Rd BOX HILL 3128	\$600,000	21/03/2026
3	21/37-39 Rose St BOX HILL 3128	\$615,000	08/03/2026

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:

11/08/2026 15:37



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$599,000

Median Unit Price

11/08/2025 - 10/08/2026: \$524,500

Comparable Properties



303/1136 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2
 2
 1

Price: \$518,000

Method: Private Sale

Date: 23/07/2026

Property Type: Apartment



704/999 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2
 2
 1

Price: \$600,000

Method: Private Sale

Date: 21/03/2026

Property Type: Apartment



21/37-39 Rose St BOX HILL 3128 (REI)

Agent Comments

2
 2
 1

Price: \$615,000

Method: Private Sale

Date: 08/03/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355