

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

2909/545 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$628,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Box Hill

Period - From 09/09/2025

to 08/09/2026

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	1609/545 Station St BOX HILL 3128	\$580,000	18/08/2026
2	2605/545 Station St BOX HILL 3128	\$620,000	21/06/2026
3	2013/545 Station St BOX HILL 3128	\$640,000	01/05/2026

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:

09/09/2026 12:52



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$628,000

Median Unit Price

09/09/2025 - 08/09/2026: \$520,000

Comparable Properties



1609/545 Station St BOX HILL 3128 (REI)

Agent Comments

2
 2
 1

Price: \$580,000

Method: Private Sale

Date: 18/08/2026

Property Type: Apartment

2605/545 Station St BOX HILL 3128 (REI)

Agent Comments

2
 2
 1

Price: \$620,000

Method: Private Sale

Date: 21/06/2026

Property Type: Apartment



2013/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2
 2
 1

Price: \$640,000

Method: Private Sale

Date: 01/05/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355