

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 501/9 Ellingworth Parade, Box Hill Vic 3128

Indicative selling price

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

Range between \$499,000 & \$528,000

Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/07/2023 to 30/09/2023 Source REIV

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	818/850 Whitehorse Rd BOX HILL 3128	\$520,000	01/09/2023
2	305/1 Sergeant St BLACKBURN 3130	\$510,000	13/06/2023
3	505/9 Ellingworth Pde BOX HILL 3128	\$505,000	08/10/2023

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: 19/10/2023 11:32

Jenny Zhang
03 8888 2000
0450 809 188
jzhang@rtedgar.com.au



2 1 1

Property Type: Apartment

Agent Comments

Large Balcony facing north direction. Total Area: 73sqm approx. Location!
Location!Box High School Zone

Indicative Selling Price

\$499,000 - \$528,000

Median Unit Price

September quarter 2023: \$479,500

Comparable Properties



818/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 01/09/2023

Property Type: Apartment



305/1 Sergeant St BLACKBURN 3130 (REI/VG)

Agent Comments

2 2 1

Price: \$510,000

Method: Private Sale

Date: 13/06/2023

Property Type: Unit



505/9 Ellingworth Pde BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$505,000

Method: Private Sale

Date: 08/10/2023

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088