Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	453/484 Elgar Road, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Single price \$118,800

Median sale price

Median price	\$640,000	Pro	perty Type	Unit		Suburb	Box Hill
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	404/1 Wellington Rd BOX HILL 3128	\$127,000	21/01/2025
2	27/5 Archibald St BOX HILL 3128	\$130,000	09/12/2024
3	36/5 Archibald St BOX HILL 3128	\$120,000	04/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2025 08:21













Property Type: Apartment **Agent Comments**

Indicative Selling Price \$118,800 **Median Unit Price** December quarter 2024: \$640,000

Student apartment! Lease ended 04/02/26 Rental \$1173 per month now Rent increase to \$1304 per month from 11/04/25 OC fees - approx. \$2485 PA Council rate - approx.

Comparable Properties



404/1 Wellington Rd BOX HILL 3128 (REI)





Price: \$127,000 Method: Private Sale Date: 21/01/2025

Property Type: Apartment

Agent Comments



27/5 Archibald St BOX HILL 3128 (REI/VG)







Agent Comments

Price: \$130,000 Method: Private Sale Date: 09/12/2024

Property Type: Studio Apartment



36/5 Archibald St BOX HILL 3128 (REI/VG)



Price: \$120,000 Method: Private Sale Date: 04/11/2024

Property Type: Apartment

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707





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