

# 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 453/484 Elgar Road, Box Hill Vic 3128

### Indicative selling price

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

Single price \$118,800

### Median sale price

Median price \$640,000

Property 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	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 comparable properties 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



1   
 1   

**Property Type:** Apartment

**Agent Comments**

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. \$350 PA

**Indicative Selling Price**

\$118,800

**Median Unit Price**

December quarter 2024: \$640,000

## Comparable Properties



**404/1 Wellington Rd BOX HILL 3128 (REI)**

**Agent Comments**

1   
 1   
 -

**Price:** \$127,000

**Method:** Private Sale

**Date:** 21/01/2025

**Property Type:** Apartment



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

**Agent Comments**

1   
 1   
 -

**Price:** \$130,000

**Method:** Private Sale

**Date:** 09/12/2024

**Property Type:** Studio Apartment



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

**Agent Comments**

1   
 1   
 -

**Price:** \$120,000

**Method:** Private Sale

**Date:** 04/11/2024

**Property Type:** Apartment

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