

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

268 Elgar Road, Box Hill South, 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

or range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$ 1,483,000

Property type

House

Suburb

Box Hill South

Period - From

22/07/2023

to

21/07/2024

Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	112 Elgar Rd, Box Hill South Vic	\$1,441,500	29/06/2024
2	11 Hamel St, Box Hill South Vic	\$1,683,000	20/07/2024
3	5 Halsey St, Box Hill South Vic	\$1,491,000	08/06/2024

This Statement of Information was prepared on:

22/07/2024