

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

1010/850 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$460,000 & \$480,000

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	1409/850 Whitehorse Rd BOX HILL 3128	\$468,000	31/12/2024
2	1219/850 Whitehorse Rd BOX HILL 3128	\$480,000	29/12/2024
3	2606/850 Whitehorse Rd BOX HILL 3128	\$462,000	15/11/2024

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: 16/02/2025 10:37



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Property Type: Apartment

Agent Comments

Built around 2017 Body corp fees approx. \$3100 PA Council fees approx. \$803 PA

Indicative Selling Price

\$460,000 - \$480,000

Median Unit Price

December quarter 2024: \$640,000

Comparable Properties



1409/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

[Agent Comments](#)

2
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Price: \$468,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment



1219/850 Whitehorse Rd BOX HILL 3128 (VG)

[Agent Comments](#)

2
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Price: \$480,000

Method: Sale

Date: 29/12/2024

Property Type: Subdivided Flat - Single OYO Flat



2606/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

[Agent Comments](#)

2
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 1

Price: \$462,000

Method: Private Sale

Date: 15/11/2024

Property Type: Apartment

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