

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

302/8 WELLINGTON ROAD BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,700

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

502/8 WELLINGTON ROAD BOX HILL VIC 3128	\$547,000	16-Apr-24
2702/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	01-Jul-24
717/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$560,000	01-May-24

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 6 months.~~

This Statement of Information was prepared on: 23 April 2025

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502/8 WELLINGTON ROAD BOX HILL VIC 3128

 2
  2
  1

Sold Price **\$547,000** Sold Date **16-Apr-24**

Distance **0km**



2702/828 WHITEHORSE ROAD BOX HILL VIC 3128

 2
  2
  1

Sold Price **\$550,000** Sold Date **01-Jul-24**

Distance **0.14km**



717/850 WHITEHORSE ROAD BOX HILL VIC 3128

 2
  2
  1

Sold Price **\$560,000** Sold Date **01-May-24**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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