

# 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

104/546 Elgar Road, Box Hill North Vic 3129

### Indicative selling price

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

Range between \$445,000 & \$475,000

### Median sale price

Median price \$891,000 Property Type Unit Suburb Box Hill North

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	2606/850 Whitehorse Rd BOX HILL 3128	\$462,000	15/11/2024
3	110/1 Ashted Rd BOX HILL 3128	\$445,000	11/11/2024

**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:

24/01/2025 14:20



 2   
  2   
  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$445,000 - \$475,000

**Median Unit Price**

December quarter 2024: \$891,000

## Comparable Properties



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

**Agent Comments**

 2   
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  1

**Price:** \$468,000

**Method:** Private Sale

**Date:** 31/12/2024

**Property Type:** Apartment



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

**Agent Comments**

 2   
  1   
  1

**Price:** \$462,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** Apartment

**110/1 Ashted Rd BOX HILL 3128 (VG)**

**Agent Comments**

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**Price:** \$445,000

**Method:** Sale

**Date:** 11/11/2024

**Property Type:** Subdivided Flat - Single OYO Flat

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088



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