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	1010/850 Whitehorse Road, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$459,500

Median sale price

Median price	\$572,000	Pro	pperty Type Un	t		Suburb	Box Hill
Period - From	17/06/2024	to	16/06/2025	So	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	1403/845 Whitehorse Rd BOX HILL 3128	\$470,000	26/05/2025
2	1910/850 Whitehorse Rd BOX HILL 3128	\$460,000	06/05/2025
3	1423/850 Whitehorse Rd BOX HILL 3128	\$465,000	06/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/06/2025 15:58













Property Type: Apartment
Agent Comments

Indicative Selling Price \$459,500 Median Unit Price 17/06/2024 - 16/06/2025: \$572,000

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

Comparable Properties

1403/845 Whitehorse Rd BOX HILL 3128 (VG)

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Agent Comments

Price: \$470,000 Method: Sale Date: 26/05/2025

Property Type: Strata Unit/Flat



1910/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

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Agent Comments

Price: \$460,000 **Method:** Private Sale **Date:** 06/05/2025

Property Type: Apartment



1423/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

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Agent Comments

Price: \$465,000 Method: Private Sale Date: 06/03/2025

Property Type: Apartment

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





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