

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

Single price

\$459,500

Median sale price

Median price

\$572,000

Property Type

Unit

Suburb

Box Hill

Period - From

17/06/2024

to

16/06/2025

Source

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	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 comparable properties 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



2 1 1

Property Type: Apartment

Agent Comments

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

Indicative Selling Price

\$459,500

Median Unit Price

17/06/2024 - 16/06/2025: \$572,000

Comparable Properties

1403/845 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$470,000

Method: Sale

Date: 26/05/2025

Property Type: Strata Unit/Flat



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

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 06/05/2025

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 06/03/2025

Property Type: Apartment