

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 103/154 Elgar Road, Box Hill South, VIC 3128

Indicative selling price

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

Price Range \$480,000 & \$528,000

Median sale price

Median price \$530,000 Property Type Apartment Suburb Box Hill (3128)
Period - From 01/09/2024 to 31/08/2025 Source REA

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
106/326-328 BURWOOD HIGHWAY, BURWOOD VIC 3125	\$491,000	14/03/2025
107/2-4 KENT ROAD, BOX HILL VIC 3128	\$520,000	04/08/2025
109/8 YARRA BING CRESCENT, BURWOOD VIC 3125	\$490,000	30/08/2025

This Statement of Information was prepared on: 08/09/2025