### 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale p	rice							
Median price	\$981,000	Pro	operty Type	Unit			Suburb	Box Hill North
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	108/15-17 Irving Av BOX HILL 3128	\$442,000	02/07/2025
2	G05/750 Station St BOX HILL 3128	\$451,000	26/04/2025
3	702/1 Elland Av BOX HILL 3128	\$450,000	09/01/2025

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:

09/07/2025 12:23



# RT Edgar

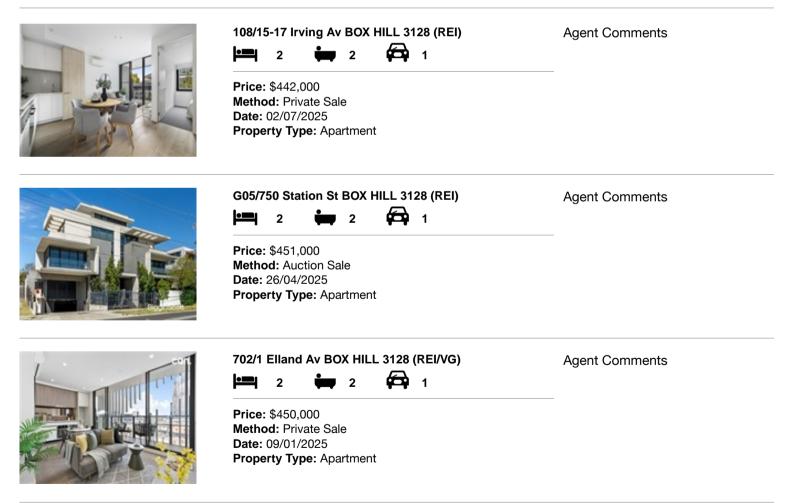




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price June quarter 2025: \$981,000

## **Comparable Properties**



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



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