Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

1408A/845 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$545,000	&	\$595,000
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Median sale price

Median price	\$559,900	Pro	perty Type	Unit		Suburb	Box Hill
Period - From	01/07/2024	to	30/06/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	2216/850 Whitehorse Rd BOX HILL 3128	\$570,000	05/07/2025
2	2014/850 Whitehorse Rd BOX HILL 3128	\$570,000	25/06/2025
3	904/845 Whitehorse Rd BOX HILL 3128	\$604,000	10/06/2025

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:	12/08/2025 11:18
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Date of sale







Property Type: Agent Comments

Indicative Selling Price \$545,000 - \$595,000 **Median Unit Price** Year ending June 2025: \$559,900

Comparable Properties



2216/850 Whitehorse Rd BOX HILL 3128 (REI)

2

Price: \$570,000 Method: Private Sale Date: 05/07/2025

Property Type: Apartment

Agent Comments



2014/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Price: \$570,000

Agent Comments

Method: Private Sale Date: 25/06/2025

Property Type: Apartment

904/845 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

Price: \$604,000 Method: Sale Date: 10/06/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4279 sqm approx

Account - VICPROP | P: 03 8888 1011





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