

# 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

1408A/845 Whitehorse Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$545,000

&

\$595,000

### Median sale price

Median price \$559,900

Property 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	Price	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



**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)**

**Agent Comments**



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 05/07/2025  
**Property Type:** Apartment



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

**Agent Comments**



**Price:** \$570,000  
**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**