

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

15/1045 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$578,500

Property Type

Unit

Suburb

Box Hill

Period - From

26/05/2024

to

25/05/2025

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	2404/828 Whitehorse Rd BOX HILL 3128	\$598,400	15/01/2025
2	2306/3 Young St BOX HILL 3128	\$608,000	17/12/2024
3	1107/828 Whitehorse Rd BOX HILL 3128	\$630,000	29/11/2024

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:

26/05/2025 11:58



Property Type:
Agent Comments

Indicative Selling Price
\$580,000

Median Unit Price
26/05/2024 - 25/05/2025: \$578,500

Comparable Properties

2404/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$598,400
Method: Sale
Date: 15/01/2025
Property Type: Strata Unit/Flat

2306/3 Young St BOX HILL 3128 (VG)

Agent Comments



Price: \$608,000
Method: Sale
Date: 17/12/2024
Property Type: Subdivided Flat - Single OYO Flat

1107/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$630,000
Method: Sale
Date: 29/11/2024
Property Type: Subdivided Flat - Single OYO Flat