

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

1508/845 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$538,000 Property Type Unit Suburb Box Hill

Period - From 21/10/2024 to 20/10/2025 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	2303/11 Prospect St BOX HILL 3128	\$620,000	18/09/2025
2	1408/845 Whitehorse Rd BOX HILL 3128	\$590,000	02/09/2025
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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: 21/10/2025 09:45

1508/845 Whitehorse Road, Box Hill Vic 3128



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
21/10/2024 - 20/10/2025: \$538,000

Comparable Properties



2303/11 Prospect St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 18/09/2025
Property Type: Unit
Land Size: 88 sqm approx

1408/845 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$590,000
Method: Sold Before Auction
Date: 02/09/2025
Property Type: Apartment

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.

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