

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

1511/850 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$389,000 & \$427,900

Median sale price

Median price \$550,000 Property Type Unit Suburb Box Hill

Period - From 22/07/2024 to 21/07/2025 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	1321/850 Whitehorse Rd BOX HILL 3128	\$340,000	04/07/2025
2	811/850 Whitehorse Rd BOX HILL 3128	\$390,000	01/07/2025
3	2306/850 Whitehorse Rd BOX HILL 3128	\$550,000	15/05/2025

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:

22/07/2025 15:59



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$389,000 - \$427,900
Median Unit Price
22/07/2024 - 21/07/2025: \$550,000

Comparable Properties



1321/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment



811/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$390,000
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment

2306/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 15/05/2025
Property Type: Subdivided Flat - Single OYO Flat