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 | cons | sumer.vic.gc | v.au | /underquo | ting | | |
|-----------------|-------------------|------|--------------|------|-----------|------|----------|----------|
| Range betweer | \$389,000 | | & | | \$427,900 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$550,000 | Pro | operty Type | Unit | | | Suburb | Box Hill |
| Period - From | 22/07/2024 | to | 21/07/2025 | | So | urce | Property | y 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.

| Ado | dress 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



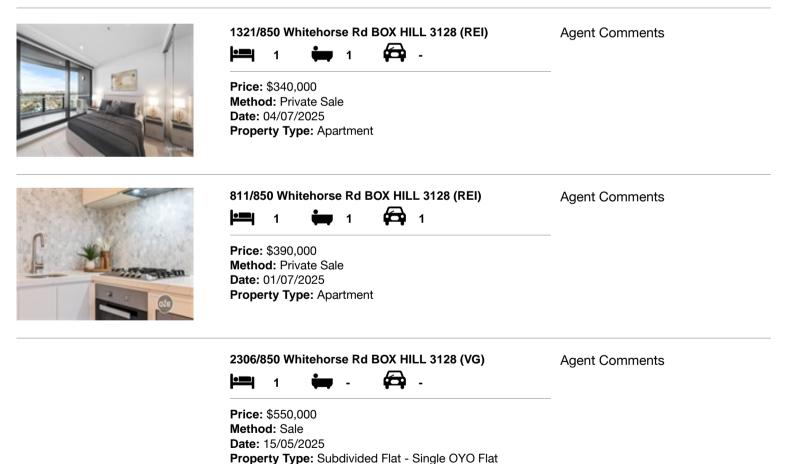






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$389,000 - \$427,900 Median Unit Price 22/07/2024 - 21/07/2025: \$550,000

Comparable Properties



Account - Inline Real Estate | P: 03 85974262



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