Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for	or sa	le
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Including subu	ddress rb and stcode 2004/850 W	2004/850 Whitehorse Road, Box Hill VIC 3128				
Indicative sell	ing price					
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
Range between	\$550,000	&	\$580,000			
Median sale p	rice					
Median price	6646,000	Property typ	e Apartment	Suburb Box Hill		
Period - From	01/07/25 to	30/09/25	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. 1902/850 Whitehorse Road, Box Hill	\$558,000	16/10/25
2. 2014/850 Whitehorse Road, Box Hill	\$570,000	25/06/25
3. 2216/850 Whitehorse Road, Box Hill	\$570,000	05/07/25

his Statement of Information was prepared on: 31	31/10/25
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