### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	217/484 ELGAR ROAD BOX HILL VIC 3128							
Indicative selling price	a saa consumar vii	o dov a	u/underquotir	na (*De	oloto single pric	or range a	as annlicable)	
	e see consumer.vic.gov.au/underquoting (*Delete sing		eiete sirigie pric	7	з арріїсаріе)			
Single Price	\$150,000	between			&			
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$540,000	Property type Unit		Unit	Suburb	Box Hill		
Period-from	01 Jul 2024	to	30 Jun 20	025	Source		Cotality	
Comparable property s	ales (*Delete A	or B	below as a	pplica	able)			
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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property							Date of sale	
OR					'			

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 6 months.

This Statement of Information was prepared on: 29 July 2025



В\*

### 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	442/484 ELGAR ROAD BOX HILL VIC 3128							
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.aı	u/underquotir	ıg (*De	elete single pric	e or range a	as applicable)	
Single Price	\$150,000	<del>or range</del> <del>between</del>			&			
Median sale price (*Delete house or unit as app	plicable)							
Median Price	\$540,000	Property type Unit		Unit	Suburb	Box Hill		
Period-from	01 Jul 2024	to	30 Jun 20	)25	Source		Cotality	
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 6 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								
OR								

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 6 months.

This Statement of Information was prepared on: 29 July 2025



В\*

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sal	е								
Address Including suburb and postcode	444/484 ELGAR ROAD BOX HILL VIC 3128								
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.au	ı/underquot	ting (*E	Pelete single pric	e or range	as applicable)		
Single Price	\$150,000		or range between			&			
Median sale price (*Delete house or unit as applicable)									
Median Price	\$540,000	Prop	Property type Unit		Unit	Suburb	Box Hill		
Period-from	01 Jul 2024	to	30 Jun 2	n 2025 Source		Cotality			
Comparable property s  A* These are the three estate agent or agen	<del>properties sold wit</del> l	hin two	kilometres ·	of the p	oroperty for sale				
Address of comparable property							Date of sale		
OR		<u> </u>							

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 6 months.

This Statement of Information was prepared on: 29 July 2025



В\*