

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 229/484 Elgar Road, Box Hill, VIC 3128

Indicative selling price

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

Price Range

\$130,000

&

\$140,000

Median sale price

Median price

\$598,700

Property Type

Unit

Suburb

Box Hill (3128)

Period - From

01/04/2024

to

31/03/2025

Source

CoreLogic

Comparable property sales

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
506/490 ELGAR ROAD, BOX HILL VIC 3128	\$125,000	01/04/2025
316/1 WELLINGTON ROAD, BOX HILL VIC 3128	\$137,000	11/03/2025
315/6 JOHN STREET, BOX HILL VIC 3128	\$140,500	26/03/2025

This Statement of Information was prepared on: 14/04/2025