

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

2301/828 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,679,000 Property Type House Suburb Box Hill

Period - From 01/04/2024 to 31/03/2025 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 | 2902/828 Whitehorse Rd BOX HILL 3128 | \$900,000 | 25/04/2025 |
| 2 | 2810/828 Whitehorse Rd BOX HILL 3128 | \$870,911 | 07/04/2025 |
| 3 | | | |

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: 16/05/2025 13:41



3 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
Year ending March 2025: \$1,679,000

Comparable Properties



2902/828 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 25/04/2025
Property Type: Apartment



2810/828 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

3 3 2

Price: \$870,911
Method: Private Sale
Date: 07/04/2025
Property Type: Apartment

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.

Account - Harcourts Vermont South | P: 03 98861008



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