

# 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

2808/828 Whitehorse Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$639,000

### Median sale price

Median price

\$557,900

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2024

to

31/12/2024

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 | 2404/828 Whitehorse Rd BOX HILL 3128 | \$598,400 | 15/01/2025   |
| 2 | 1407/828 Whitehorse Rd BOX HILL 3128 | \$592,000 | 14/12/2024   |
| 3 | 805/828 Whitehorse Rd BOX HILL 3128  | \$599,000 | 22/11/2024   |

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:

19/03/2025 14:29

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Indicative Selling Price

\$590,000 - \$639,000

Median Unit Price

Year ending December 2024: \$557,900



2 2 1

Property Type: Apartment

Agent Comments

## Comparable Properties

2404/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$598,400

Method: Sale

Date: 15/01/2025

Property Type: Strata Unit/Flat

1407/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$592,000

Method: Sale

Date: 14/12/2024

Property Type: Subdivided Flat - Single OYO Flat

805/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$599,000

Method: Sale

Date: 22/11/2024

Property Type: Subdivided Flat - Single OYO Flat

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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