

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

302/8 WELLINGTON ROAD BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

502/8 WELLINGTON ROAD BOX HILL VIC 3128	\$547,000	16-Apr-24
2702/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	01-Jul-24
801/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$508,000	09-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 07 June 2025

**MANDY LEE**

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**502/8 WELLINGTON ROAD BOX
HILL VIC 3128**

Sold Price

\$547,000

Sold Date

16-Apr-24

2



2



1

Distance

0km**2702/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

Sold Price

\$550,000

Sold Date

01-Jul-24

2



2



1

Distance

0.14km**801/850 WHITEHORSE ROAD BOX
HILL VIC 3128**

Sold Price

^{RS}**\$508,000**

Sold Date

09-Apr-25

2



2



1

Distance

0.16km**RS** = Recent sale**UN** = Undisclosed Sale

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