

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

305/999 WHITEHORSE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2025

to

28 Feb 2026

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

108/740 STATION STREET BOX HILL VIC 3128	\$486,000	05-Feb-26
G04/95 THAMES STREET BOX HILL VIC 3128	\$490,000	28-Jan-26
206/19 IRVING AVENUE BOX HILL VIC 3128	\$430,000	24-Feb-26

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: 20 March 2026

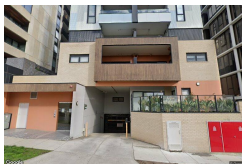

108/740 STATION STREET BOX HILL VIC 3128

Sold Price ^{RS} **\$486,000** ^{UN} Sold Date **05-Feb-26**
 2  1  1

Distance **0.32km**

G04/95 THAMES STREET BOX HILL VIC 3128

Sold Price **\$490,000** Sold Date **28-Jan-26**
 2  1  1

Distance **0.62km**

206/19 IRVING AVENUE BOX HILL VIC 3128

Sold Price ^{RS} **\$430,000** Sold Date **24-Feb-26**
 2  1  1

Distance **0.44km**
RS = Recent sale

UN = Undisclosed Sale

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