

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

307/1 Wellington Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$145,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2024

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	106/8 Bruce St BOX HILL 3128	\$135,000	20/12/2024
2	207/8 Bruce St BOX HILL 3128	\$135,000	13/11/2024
3	313/1 Wellington Rd BOX HILL 3128	\$145,000	03/09/2024

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:

17/02/2025 12:59



Property Type:
Agent Comments

Indicative Selling Price
\$145,000
Median Unit Price
December quarter 2024: \$640,000

Comparable Properties



106/8 Bruce St BOX HILL 3128 (REI)

Agent Comments



Price: \$135,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment



207/8 Bruce St BOX HILL 3128 (REI)

Agent Comments



Price: \$135,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment



313/1 Wellington Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$145,000
Method: Private Sale
Date: 03/09/2024
Property Type: Apartment
Land Size: 773.26 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241