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	Including suburb and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$800,000	&	\$880,000			
Median sale price*					
Median price	Property Type	Sub	ourb Box Hill		
Period - From to	to	Source			
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 2901/845 Whitehorse Rd BOX HILL 3128			\$880,000	17/09/2025	
2 2713/828 Whitehorse Rd BOX HILL 3128			\$910,000	08/08/2025	
3 803/999 Whitehorse Rd BOX HILL 3128			\$800,200	04/06/2025	
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: 13/10/2025 12:34					
* When this Statement of Information was prepared, publicly available information providing median sale					



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Apartment Agent Comments

Indicative Selling Price \$800,000 - \$880,000 No median price available

Comparable Properties

2901/845 Whitehorse Rd BOX HILL 3128 (VG)

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Agent Comments

Price: \$880,000 Method: Sale Date: 17/09/2025

Property Type: Subdivided Flat - Single OYO Flat

2713/828 Whitehorse Rd BOX HILL 3128 (VG)

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Agent Comments

Price: \$910,000 **Method:** Sale **Date:** 08/08/2025

Property Type: Subdivided Flat - Single OYO Flat

803/999 Whitehorse Rd BOX HILL 3128 (REI/VG)

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Agent Comments

Price: \$800,200 Method: Private Sale Date: 04/06/2025

Property Type: Apartment **Land Size:** 125 sqm approx

Account - Inline Real Estate | P: 03 85974262



