## 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

722/850 Whitehorse Road, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$475,000		&		\$522,500	\$522,500		
Median sale p	rice							
Median price	\$529,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	10/07/2024	to	09/07/2025		So	urce	Property	y Data

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	2302/850 Whitehorse Rd BOX HILL 3128	\$545,000	19/06/2025
2	1403/845 Whitehorse Rd BOX HILL 3128	\$470,000	26/05/2025
3	801/850 Whitehorse Rd BOX HILL 3128	\$508,000	09/04/2025

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:

10/07/2025 10:08









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$475,000 - \$522,500 Median Unit Price 10/07/2024 - 09/07/2025: \$529,000

# **Comparable Properties**



2302/850 Whitehorse Rd BOX HILL 3128 (REI)



Price: \$545,000 Method: Private Sale Date: 19/06/2025 Property Type: Apartment

1403/845 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

Agent Comments



Price: \$470,000 Method: Sale Date: 26/05/2025 Property Type: Strata Unit/Flat



801/850 Whitehorse Rd BOX HILL 3128 (REI/VG)



G) Agent Comments

Price: \$508,000 Method: Private Sale Date: 09/04/2025 Property Type: Apartment

### Account - Inline Real Estate | P: 03 85974262



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