

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

G04/546 ELGAR ROAD BOX HILL NORTH VIC 3129

Indicative selling price

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

Single Price

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Aug 2025

to

31 Jul 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

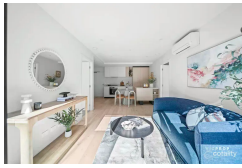
Date of sale

401/999 WHITEHORSE ROAD BOX HILL VIC 3128	\$495,000	02-Apr-26
221/15-21 HARROW STREET BOX HILL VIC 3128	\$459,000	21-Jan-26
809/710 STATION STREET BOX HILL VIC 3128	\$480,000	23-Jan-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: 18 August 2026



**401/999 WHITEHORSE ROAD BOX
HILL VIC 3128**

 2  2  1

Sold Price

\$495,000

Sold Date

02-Apr-26

Distance

1.35km



**221/15-21 HARROW STREET BOX
HILL VIC 3128**

 2  2  1

Sold Price

\$459,000

Sold Date

21-Jan-26

Distance

1.65km



**809/710 STATION STREET BOX
HILL VIC 3128**

 2  2  1

Sold Price

\$480,000

Sold Date

23-Jan-26

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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