

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

3201/850 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1202/11 PROSPECT STREET BOX HILL VIC 3128	\$674,296	23-May-25
2702/3 YOUNG STREET BOX HILL VIC 3128	\$655,000	16-Jan-25
27/781 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$640,000	21-Mar-25

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: 12 July 2025



1202/11 PROSPECT STREET BOX HILL VIC 3128

Sold Price

\$674,296

Sold Date

23-May-25

 2  2  1

Distance

0.11km



2702/3 YOUNG STREET BOX HILL VIC 3128

Sold Price

\$655,000

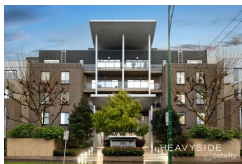
Sold Date

16-Jan-25

 2  2  1

Distance

0.16km



27/781 WHITEHORSE ROAD MONT ALBERT VIC 3127

Sold Price

\$640,000

Sold Date

21-Mar-25

 2  1  1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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