

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

3/372 Elgar Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$938,000 Property Type Townhouse Suburb Box Hill

Period - From 15/05/2025 to 14/05/2026 Source Property 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.

	Address of comparable property	Price	Date of sale
1	2/27 Oxford St BOX HILL 3128	\$938,000	20/04/2026
2	1/22 Blenheim Av MONT ALBERT 3127	\$985,000	07/02/2026
3	1/5 Rowland St MONT ALBERT 3127	\$910,000	24/12/2025

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:

15/05/2026 10:18



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Townhouse Price
15/05/2025 - 14/05/2026: \$938,000

Comparable Properties



2/27 Oxford St BOX HILL 3128 (REI)

Agent Comments



Price: \$938,000
Method: Private Sale
Date: 20/04/2026
Property Type: Townhouse (Res)



1/22 Blenheim Av MONT ALBERT 3127 (REI)

Agent Comments



Price: \$985,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit
Land Size: 139 sqm approx



1/5 Rowland St MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit
Land Size: 149 sqm approx

Account - Fletchers | P: 9836 2222 | F: 9836 9822