

## 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

2301/850 WHITEHORSE ROAD BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 2112/545 STATION STREET BOX HILL VIC 3128 | \$657,000 | 09-Oct-24 |
| 2704/545 STATION STREET BOX HILL VIC 3128 | \$640,500 | 02-Nov-24 |
| 3205/545 STATION STREET BOX HILL VIC 3128 | \$612,500 | 13-Oct-24 |

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 February 2025



### 2112/545 STATION STREET BOX HILL VIC 3128

 2
  2
  1

Sold Price

**\$657,000**

Sold Date

**09-Oct-24**

Distance

**0.46km**


### 2704/545 STATION STREET BOX HILL VIC 3128

 2
  2
  1

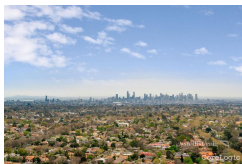
Sold Price

**\$640,500**

Sold Date

**02-Nov-24**

Distance

**0.46km**


### 3205/545 STATION STREET BOX HILL VIC 3128

 2
  2
  1

Sold Price

**\$612,500**

Sold Date

**13-Oct-24**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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