

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

8/916-918 CANTERBURY ROAD BOX HILL SOUTH 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

or range
between

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Box Hill South

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

411/710 STATION STREET BOX HILL VIC 3128	\$290,000	2-Oct-24
102/154 ELGAR ROAD BOX HILL SOUTH VIC 3128	\$315,000	13-Dec-24
33/1 WATTS STREET BOX HILL VIC 3128	\$330,000	11-Dec-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: 14 February 2025