

## 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

1704/850 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

\$535,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Box Hill

Period-from

27 Nov 2024

to

27 May 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

2102/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$540,000	14-Jan-25
1218/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	11-Apr-25
1402/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$510,000	19-May-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: 27 May 2025