

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

2810/828 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

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

03 Aug 2024

to

03 Feb 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

2613/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$920,000	21-Oct-24
2203/9-11 PROSPECT STREET BOX HILL VIC 3128	\$950,000	15-Aug-24
213/109-111 CARRINGTON ROAD BOX HILL VIC 3128	\$850,000	10-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: 03 February 2025