

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 \$1,000,000 & \$1,100,000

Median sale price

Median price \$955,000 Property Type Townhouse Suburb Box Hill

Period - From 04/03/2025 to 03/03/2026 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.

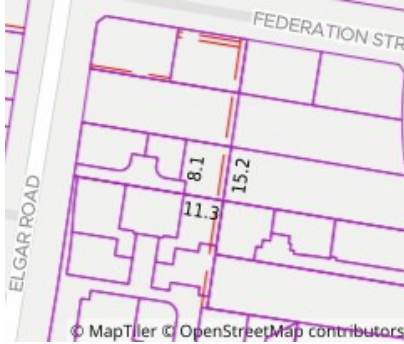
	Address of comparable property	Price	Date of sale
1	1/22 Blenheim Av MONT ALBERT 3127	\$985,000	07/02/2026
2	3/358 Mont Albert Rd MONT ALBERT 3127	\$1,168,850	06/02/2026
3	2/358 Mont Albert Rd MONT ALBERT 3127	\$1,100,000	08/09/2025

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:

04/03/2026 13:55



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
04/03/2025 - 03/03/2026: \$955,000

Comparable Properties



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



3/358 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,168,850
Method: Sold Before Auction
Date: 06/02/2026
Property Type: Townhouse (Res)

2/358 Mont Albert Rd MONT ALBERT 3127 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 08/09/2025
Property Type: Flat/Unit/Apartment (Res)

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