

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 401/999 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$525,000

Median sale price

Median price \$487,500 Property Type Unit Suburb Box Hill

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	809/710 Station St BOX HILL 3128	\$480,000	23/01/2026
2	1402/545 Station St BOX HILL 3128	\$495,000	30/10/2025
3	108/710 Station St BOX HILL 3128	\$520,000	07/10/2025

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: 11/03/2026 10:00



2
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 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$480,000 - \$525,000
Median Unit Price
 Year ending December 2025: \$487,500

Comparable Properties



809/710 Station St BOX HILL 3128 (VG)

[Agent Comments](#)

2
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Price: \$480,000
Method: Sale
Date: 23/01/2026
Property Type: Subdivided Flat - Single OYO Flat



1402/545 Station St BOX HILL 3128 (VG)

[Agent Comments](#)

2
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Price: \$495,000
Method: Sale
Date: 30/10/2025
Property Type: Subdivided Flat - Single OYO Flat



108/710 Station St BOX HILL 3128 (REI/VG)

[Agent Comments](#)

2
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 1

Price: \$520,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment

Account - VICPROP | P: 03 8888 1011