

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

2801/828 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Flats

Suburb

Box Hill

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

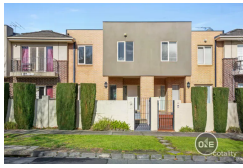
Date of sale

3/27 OXFORD STREET BOX HILL VIC 3128	\$885,000	31-Aug-25
1/10 BOX HILL CRESCENT MONT ALBERT NORTH VIC 3129	\$950,000	29-Jul-25
2/12 LORAIN AVENUE BOX HILL NORTH VIC 3129	\$951,000	12-Jul-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: 13 November 2025



**3/27 OXFORD STREET BOX HILL
VIC 3128**

3 2 2

Sold Price

^{RS}

\$885,000

Sold Date

31-Aug-25

Distance

0.53km



**1/10 BOX HILL CRESCENT MONT
ALBERT NORTH VIC 3129**

2 2 2

Sold Price

\$950,000

Sold Date

29-Jul-25

Distance

1.13km



**2/12 LORRAINE AVENUE BOX HILL
NORTH VIC 3129**

3 3 1

Sold Price

\$951,000

Sold Date

12-Jul-25

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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