

## 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

1521/850 WHITEHORSE ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$398,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2024

to

30 Sep 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

921/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$330,000	19-Aug-25
804/3 YOUNG STREET BOX HILL VIC 3128	\$430,000	31-May-25
401/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$420,000	13-Dec-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: 06 October 2025



**921/850 WHITEHORSE ROAD BOX HILL VIC 3128**

Sold Price **\$330,000** Sold Date **19-Aug-25**

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Distance **0km**



**804/3 YOUNG STREET BOX HILL VIC 3128**

Sold Price **\$430,000** Sold Date **31-May-25**

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Distance **0.16km**



**401/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151**

Sold Price **\$420,000** Sold Date **13-Dec-24**

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Distance **3.88km**

RS = Recent sale

UN = Undisclosed Sale

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