

## 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

402/8 WELLINGTON 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2025

to

31 Dec 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

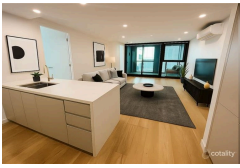
Date of sale

1202/3 YOUNG STREET BOX HILL VIC 3128	\$532,000	18-Aug-25
108/710 STATION STREET BOX HILL VIC 3128	\$520,000	19-Sep-25
1402/545 STATION STREET BOX HILL VIC 3128	\$495,000	30-Oct-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: 28 January 2026



**1202/3 YOUNG STREET BOX HILL VIC 3128**

Sold Price

**\$532,000**

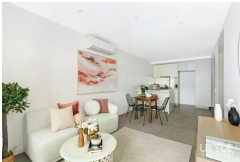
Sold Date

**18-Aug-25**

 2  2  1

Distance

**0.16km**



**108/710 STATION STREET BOX HILL VIC 3128**

Sold Price

**\$520,000**

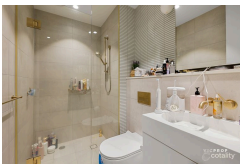
Sold Date

**19-Sep-25**

 2  2  1

Distance

**0.6km**



**1402/545 STATION STREET BOX HILL VIC 3128**

Sold Price

**\$495,000**

Sold Date

**30-Oct-25**

 2  2  1

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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