

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

1318/828 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 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

902/3 YOUNG STREET BOX HILL VIC 3128	\$530,000	08-Sep-25
1202/3 YOUNG STREET BOX HILL VIC 3128	\$532,000	21-Aug-25
2303/11 PROSPECT STREET BOX HILL VIC 3128	\$620,000	18-Sep-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: 23 September 2025

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**902/3 YOUNG STREET BOX HILL
VIC 3128**

2 2 1

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **08-Sep-25**

Distance **0.06km**

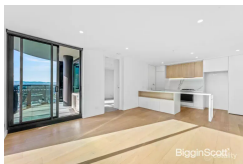


**1202/3 YOUNG STREET BOX HILL
VIC 3128**

2 2 1

Sold Price ^{RS} **\$532,000** ^{UN} Sold Date **21-Aug-25**

Distance **0.06km**



**2303/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **18-Sep-25**

Distance **0.18km**



**102/19-21 POPLAR STREET BOX
HILL VIC 3128**

2 2 1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **20-Aug-25**

Distance **0.3km**



**102/17 ARNOLD STREET BOX HILL
VIC 3128**

2 2 1

Sold Price ^{RS} **\$540,000** Sold Date **29-Aug-25**

Distance **0.34km**



**2309/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$630,000** Sold Date **14-Aug-25**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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306/999 WHITEHORSE ROAD BOX Sold Price
HILL VIC 3128

^{RS} **\$560,000** Sold Date **18-Aug-25**

 2  2  1

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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