

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

10/398 ELGAR 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

Property type

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

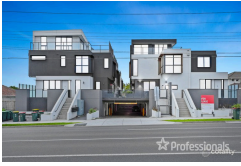
7/398 ELGAR ROAD BOX HILL VIC 3128	\$1,581,895	04-Jun-24
2/416 ELGAR ROAD BOX HILL VIC 3128	\$1,250,000	13-Jan-25
2/11 KINTORE CRESCENT BOX HILL VIC 3128	\$1,435,500	25-May-24

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: 24 November 2025

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7/398 ELGAR ROAD BOX HILL VIC 3128 Sold Price **\$1,581,895** Sold Date **04-Jun-24**
 Distance **0km**

 4  4  1



2/416 ELGAR ROAD BOX HILL VIC 3128 Sold Price **\$1,250,000** Sold Date **13-Jan-25**
 Distance **0.19km**

 3  2  2



2/11 KINTORE CRESCENT BOX HILL VIC 3128 Sold Price **\$1,435,500** Sold Date **25-May-24**
 Distance **0.24km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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