

## 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

7/398 ELGAR 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

1/19 HOTHAM STREET MONT ALBERT VIC 3127	\$1,385,000	22-Jan-25
1/1 FRANK STREET BOX HILL SOUTH VIC 3128	\$1,385,000	01-Apr-25
3/23 MITCHELL ROAD MONT ALBERT NORTH VIC 3129	\$1,394,000	21-Jun-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: 08 July 2025



**1/19 HOTHAM STREET MONT  
ALBERT VIC 3127**

 4  2  2

Sold Price **\$1,385,000** Sold Date **22-Jan-25**

Distance **1.03km**



**1/1 FRANK STREET BOX HILL  
SOUTH VIC 3128**

 4  3  2

Sold Price Sold Date **01-Apr-25**

Distance **1.92km**



**3/23 MITCHELL ROAD MONT  
ALBERT NORTH VIC 3129**

 4  2  2

Sold Price <sup>RS</sup> **\$1,394,000** Sold Date **21-Jun-25**

Distance **1.87km**

RS = Recent sale      UN = Undisclosed Sale

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