

## 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

308/154 ELGAR ROAD BOX HILL SOUTH 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

\$460,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$931,000

Property type

Unit

Suburb

Box Hill South

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

211/154 ELGAR ROAD BOX HILL SOUTH VIC 3128	\$437,128	20-Dec-25
309/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$485,000	31-Jan-25
108/224-226 BURWOOD HIGHWAY BURWOOD VIC 3125	\$280,000	01-Jul-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: 27 January 2026



**211/154 ELGAR ROAD BOX HILL  
SOUTH VIC 3128**

 2  2  1

Sold Price

<sup>RS</sup>

**\$437,128**

Sold Date

**20-Dec-25**

Distance

**0km**



**309/260 BURWOOD HIGHWAY  
BURWOOD VIC 3125**

 2  2  1

Sold Price

**\$485,000**

Sold Date

**31-Jan-25**

Distance

**1.49km**



**108/224-226 BURWOOD HIGHWAY  
BURWOOD VIC 3125**

 2  2  1

Sold Price

**\$280,000**

Sold Date

**01-Jul-25**

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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