

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	907/828 Whitehorse Road, Box Hill, Vic 3128
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$568,000	Property type	Unit	Suburb	Box Hill
Period - From	01/11/2025	to	31/01/2026	Source	 PropTrack

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 six 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
2805/3 Young Street, Box Hill, VIC 3128	\$600,000	04/12/2025
2101/3 Young Street, Box Hill, VIC 3128	\$628,000	07/10/2025
1405/845 Whitehorse Rd, Box Hill, VIC 3128	\$660,000	09/11/2025

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 six months.

This Statement of Information was prepared on: 13/02/2026