

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

1302/828 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2024

to

30 Sep 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

503/828 WHITEHORSE ROAD BOX HILL VIC 3128	-	29-Sep-25
804/3 YOUNG STREET BOX HILL VIC 3128	\$430,000	31-May-25
701/12 NELSON ROAD BOX HILL VIC 3128	\$383,000	31-Aug-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: 09 October 2025



503/828 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price

RS UN

Sold Date **29-Sep-25**

1 1 1

Distance **0km**



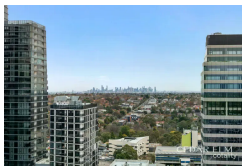
804/3 YOUNG STREET BOX HILL VIC 3128 Sold Price

\$430,000

Sold Date **31-May-25**

1 1 -

Distance **0.06km**



701/12 NELSON ROAD BOX HILL VIC 3128 Sold Price

\$383,000

Sold Date **31-Aug-25**

1 1 1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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