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	1108A/845 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	$565,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$552,500	Property type	Unit	Suburb	Box Hill
Period-from	01 Aug 2024	to	31 Jul 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.

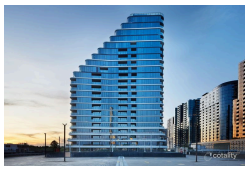
Address of comparable property	Price	Date of sale
807/11 PROSPECT STREET BOX HILL VIC 3128	$593,550	08-May-25
1509/545 STATION STREET BOX HILL VIC 3128	$582,000	14-Mar-25
2009/545 STATION STREET BOX HILL VIC 3128	$582,000	16-May-25

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: 20 August 2025

Adrian Stefanetti
P 0488555647
M 0488555647
E adrian.stefanetti@belleproperty.com



807/11 PROSPECT STREET BOX HILL VIC 3128

2 2 -

Sold Price **$593,550** Sold Date **08-May-25**

Distance **0.22km**

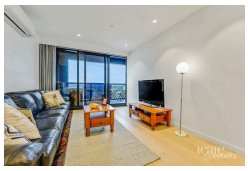


1509/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price **$582,000** Sold Date **14-Mar-25**

Distance **0.59km**



2009/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price Sold Date **16-May-25**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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