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	1/272 ELGAR ROAD BOX HILL SOUTH 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	$880,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$942,900	Property type	Unit	Suburb	Box Hill South
Period-from	18 Feb 2026	to	18 Aug 2026	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
1/37 STOTT STREET BOX HILL SOUTH VIC 3128	$940,000	14-Mar-26
4/52-54 MONASH STREET BOX HILL SOUTH VIC 3128	$860,000	10-Apr-26

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: 18 August 2026