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	404/9 ELLINGWORTH PARADE 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Box Hill
Period-from	01 Jan 2024	to	31 Dec 2024	Source	Corelogic

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.

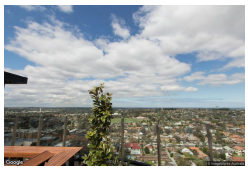
Address of comparable property	Price	Date of sale
817/850 WHITEHORSE ROAD BOX HILL VIC 3128	$570,000	02-Nov-24
17/7-9 ARCHIBALD STREET BOX HILL VIC 3128	$540,000	26-Aug-24
406/9 ELLINGWORTH PARADE BOX HILL VIC 3128	$540,000	29-Jul-24

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: 07 January 2025

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817/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 2 -

Sold Price **$570,000** Sold Date **02-Nov-24**

Distance **0.6km**



17/7-9 ARCHIBALD STREET BOX HILL VIC 3128

2 2 1

Sold Price **$540,000** Sold Date **26-Aug-24**

Distance **0.49km**



406/9 ELLINGWORTH PARADE BOX HILL VIC 3128

2 2 1

Sold Price Sold Date **29-Jul-24**

Distance **0.01km**

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

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