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<br>Including suburb and postcode | 2301/828 Whitehorse Road, Box Hill Vic 3128 |

## Indicative selling price

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

Range between $820,000 & $880,000

## Median sale price

Median price $1,679,000 Property Type House Suburb Box Hill

Period - From 01/04/2024 to 31/03/2025 Source REIV

## 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 |
|---|---|---|---|
| 1 | 2902/828 Whitehorse Rd BOX HILL 3128 | $900,000 | 25/04/2025 |
| 2 | 2810/828 Whitehorse Rd BOX HILL 3128 | $870,911 | 07/04/2025 |
| 3 | | | |

**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: 16/05/2025 13:41

# 2301/828 Whitehorse Road, Box Hill Vic 3128




3 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$820,000 - $880,000
**Median House Price**
Year ending March 2025: $1,679,000

## Comparable Properties



**2902/828 Whitehorse Rd BOX HILL 3128 (REI)**

3 2 2

**Price:** $900,000
**Method:** Private Sale
**Date:** 25/04/2025
**Property Type:** Apartment

Agent Comments



**2810/828 Whitehorse Rd BOX HILL 3128 (REI)**

3 3 2

**Price:** $870,911
**Method:** Private Sale
**Date:** 07/04/2025
**Property Type:** Apartment

Agent Comments

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.

**Account** - Harcourts Vermont South | P: 03 98861008

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