

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

Single Price

or range
between

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

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

| | | |
|--|-----------|------------|
| 904A/845 Whitehorse Rd, Box Hill, Vic 3128 | \$604,000 | 10/06/2025 |
| 1509/545 STATION ST BOX HILL VIC 3128 | \$582,000 | 15/03/2025 |
| 2009/545 STATION ST BOX HILL VIC 3128 | \$582,000 | 16/05/2025 |

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: 05 August 2025