

# 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

107/2-4 Kent Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000

&

\$540,000

### Median sale price

Median price \$504,000

Property Type Unit

Suburb Box Hill

Period - From 01/04/2025

to

30/06/2025

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 | 302/8 Wellington Rd BOX HILL 3128    | \$515,000 | 02/07/2025   |
| 2 | 2302/850 Whitehorse Rd BOX HILL 3128 | \$545,000 | 19/06/2025   |
| 3 | 1115/545 Station St BOX HILL 3128    | \$500,000 | 01/05/2025   |

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 six months.~~

This Statement of Information was prepared on:

10/07/2025 10:07

107/2-4 Kent Road, Box Hill Vic 3128

**Jellis  
Craig**

Lachlan Walker  
03 9908 5700  
0488 345 955

lachlanwalker@jellisrcraig.com.au



2 2 1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$495,000 - \$540,000

**Median Unit Price**

June quarter 2025: \$504,000

## Comparable Properties



**302/8 Wellington Rd BOX HILL 3128 (REI)**

**Agent Comments**

2 2 1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 02/07/2025

**Property Type:** Apartment



**2302/850 Whitehorse Rd BOX HILL 3128 (REI)**

**Agent Comments**

2 2 1

**Price:** \$545,000

**Method:** Private Sale

**Date:** 19/06/2025

**Property Type:** Apartment



**1115/545 Station St BOX HILL 3128 (REI)**

**Agent Comments**

2 2 -

**Price:** \$500,000

**Method:** Private Sale

**Date:** 01/05/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: (03) 9908 5700



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