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								
Range betwee	n \$495,000	&	\$540,000					
Median sale p	rice							
Median price	\$504,000	Property Type Ur	nit	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.

Ad	dress 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





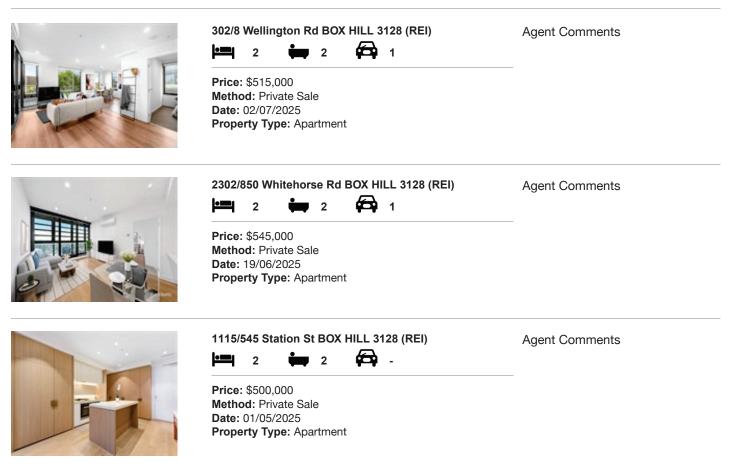




Property Type: Unit Agent Comments Lachlan Walker 03 9908 5700 0488 345 955 lachlanwalker@jelliscraig.com.au

> Indicative Selling Price \$495,000 - \$540,000 Median Unit Price June quarter 2025: \$504,000

Comparable Properties



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



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