

## 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

116 ELGAR ROAD BOX HILL SOUTH VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,080,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,485,500

Property type

House

Suburb

Box Hill South

Period-from

01 Jun 2024

to

31 May 2025

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

2/22 EDWARDS STREET BURWOOD VIC 3125	\$1,162,000	29-Mar-25
2/380 STATION STREET BOX HILL SOUTH VIC 3128	\$1,201,500	31-May-25
2/29 RENOWN STREET BURWOOD VIC 3125	\$1,085,000	15-Mar-25

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: 24 June 2025



**2/22 EDWARDS STREET  
BURWOOD VIC 3125**

3 2 2

Sold Price

**\$1,162,000**

Sold Date

**29-Mar-25**

Distance

**1.14km**



**2/380 STATION STREET BOX HILL  
SOUTH VIC 3128**

3 2 2

Sold Price

<sup>RS</sup> **\$1,201,500**

Sold Date

**31-May-25**

Distance

**1.59km**



**2/29 RENOWN STREET BURWOOD  
VIC 3125**

3 2 2

Sold Price

**\$1,085,000**

Sold Date

**15-Mar-25**

Distance

**1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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