

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

1619/850 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$559,900

Property Type

Unit

Suburb

Box Hill

Period - From

01/07/2024

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	1010/850 Whitehorse Rd BOX HILL 3128	\$451,500	15/08/2025
2	1408/850 Whitehorse Rd BOX HILL 3128	\$460,000	18/07/2025
3	1719/850 Whitehorse Rd BOX HILL 3128	\$471,500	07/07/2025

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:

09/09/2025 08:31



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Property Type: Apartment

Agent Comments

Built around 2017. Council rates approx: \$914 PA. Body corp fees approx: \$2800 PA.

Indicative Selling Price

\$470,000

Median Unit Price

Year ending June 2025: \$559,900

Comparable Properties



1010/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$451,500

Method: Private Sale

Date: 15/08/2025

Property Type: Apartment



1408/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$460,000

Method: Private Sale

Date: 18/07/2025

Property Type: Apartment



1719/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$471,500

Method: Sale

Date: 07/07/2025

Property Type: Subdivided Flat - Single OYO Flat