

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

401/490 Elgar Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$125,000

Median sale price

Median price

\$571,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2025

to

31/12/2025

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	301/490 Elgar Rd BOX HILL 3128	\$118,000	11/02/2026
2	206/490 Elgar Rd BOX HILL 3128	\$120,000	29/11/2025
3	101/490 Elgar Rd BOX HILL 3128	\$130,000	29/10/2025

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:

24/03/2026 16:44

**Property Type:** Apartment

Agent Comments

Student apartment only

Indicative Selling Price

\$125,000

Median Unit Price

December quarter 2025: \$571,000

Comparable Properties

**301/490 Elgar Rd BOX HILL 3128 (REI/VG)**

Agent Comments

**Price:** \$118,000**Method:** Private Sale**Date:** 11/02/2026**Property Type:** Apartment**206/490 Elgar Rd BOX HILL 3128 (VG)**

Agent Comments

**Price:** \$120,000**Method:** Sale**Date:** 29/11/2025**Property Type:** Strata Unit/Flat**101/490 Elgar Rd BOX HILL 3128 (VG)**

Agent Comments

**Price:** \$130,000**Method:** Sale**Date:** 29/10/2025**Property Type:** Strata Unit/Flat

Account - Barry Plant | P: 03 9874 3355