

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

g04/546 Elgar Road, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$860,500

Property Type

Unit

Suburb

Box Hill North

Period - From

30/07/2025

to

29/07/2026

Source

Property Data

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	401/999 Whitehorse Rd BOX HILL 3128	\$495,000	02/04/2026
2	221/15-21 Harrow St BOX HILL 3128	\$459,000	27/01/2026
3	809/710 Station St BOX HILL 3128	\$480,000	23/01/2026

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:

30/07/2026 16:59



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000

Median Unit Price

30/07/2025 - 29/07/2026: \$860,500

Comparable Properties



401/999 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

 2
  2
  1

Price: \$495,000

Method: Sale

Date: 02/04/2026

Property Type: Subdivided Flat - Single OYO Flat



221/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments

 2
  2
  1

Price: \$459,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment



809/710 Station St BOX HILL 3128 (VG)

Agent Comments

 2
  2
  1

Price: \$480,000

Method: Sale

Date: 23/01/2026

Property Type: Subdivided Flat - Single OYO Flat

Account - Barry Plant | P: 03 9874 3355