

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

2/380 Elgar Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2025

to

31/03/2025

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	3/11 Mersey St BOX HILL NORTH 3129	\$882,000	05/04/2025
2	2/531 Elgar Rd MONT ALBERT NORTH 3129	\$682,000	05/04/2025
3	3/52 Birdwood St BOX HILL SOUTH 3128	\$687,000	19/11/2024

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:

04/06/2025 14:51



2
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median Unit Price
 March quarter 2025: \$485,000

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.

Comparable Properties



3/11 Mersey St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2
 1
 2

Price: \$882,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 248 sqm approx



2/531 Elgar Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

2
 1
 1

Price: \$682,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)



3/52 Birdwood St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

2
 1
 3

Price: \$687,000
Method: Sold Before Auction
Date: 19/11/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888