

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

101/1 WELLINGTON ROAD BOX HILL VIC 3128

Indicative selling price

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

Single Price

or range
between

\$135,000

&

\$148,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

212/1 WELLINGTON ROAD BOX HILL VIC 3128	\$135,000	10-Jan-26
312/1 WELLINGTON ROAD BOX HILL VIC 3128	\$145,000	27-Feb-26

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.

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**212/1 WELLINGTON ROAD BOX
HILL VIC 3128**
 1  1  1

Sold Price

\$135,000

Sold Date

10-Jan-26

Distance

0km

**312/1 WELLINGTON ROAD BOX
HILL VIC 3128**
 1  1  -

Sold Price

^{RS} **\$145,000** ^{UN}

Sold Date

27-Feb-26

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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