

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

11/7 John Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$520,000

&

\$560,000

Median sale price

Median price \$487,000

Property Type Unit

Suburb Box Hill

Period - From 01/07/2025

to

30/06/2026

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	303/1136 Whitehorse Rd BOX HILL 3128	\$518,000	23/07/2026
2	813/828 Whitehorse Rd BOX HILL 3128	\$550,000	13/07/2026
3	7/27 Albion Rd BOX HILL 3128	\$535,800	20/06/2026

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:

11/08/2026 14:11



Property Type: Unit

Agent Comments

Comparable Properties



303/1136 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$518,000

Method: Private Sale

Date: 23/07/2026

Property Type: Apartment



813/828 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 13/07/2026

Property Type: Apartment

7/27 Albion Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$535,800

Method: Sale

Date: 20/06/2026

Property Type: Flat/Unit/Apartment (Res)