

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

4/668 ELGAR ROAD BOX HILL NORTH VIC 3129

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

\$1,090,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,390,000

Property type

Other

Suburb

Box Hill North

Period-from

01 Aug 2025

to

31 Jul 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

2/975 STATION STREET BOX HILL NORTH VIC 3129	\$1,064,500	09-Jun-26
1/14 OVENS STREET BOX HILL NORTH VIC 3129	\$1,165,000	24-Jun-26
3/1 THOMAS COURT DONCASTER VIC 3108	\$1,105,000	11-Jul-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.

This Statement of Information was prepared on: 26 August 2026



**2/975 STATION STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$1,064,500

Sold Date

09-Jun-26



4



3



2

Distance

0.72km



**1/14 OVENS STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$1,165,000

Sold Date

24-Jun-26



4



2



2

Distance

1.07km



**3/1 THOMAS COURT DONCASTER
VIC 3108**

Sold Price

^{RS} **\$1,105,000** ^{UN}

Sold Date

11-Jul-26



4



2



2

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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