

## 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

405/820 WHITEHORSE ROAD BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,400

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

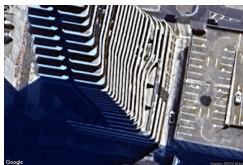
1402/11 PROSPECT STREET BOX HILL VIC 3128	\$655,790	19-Feb-25
2101/11 PROSPECT STREET BOX HILL VIC 3128	\$650,000	18-Mar-25

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: 22 May 2025

LEO LIN  
M 0452478066  
E leo.lin@smartlisting.com.au



**1402/11 PROSPECT STREET BOX HILL VIC 3128**  
Sold Price **\$655,790** Sold Date **19-Feb-25**  
Distance **0.24km**

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**2101/11 PROSPECT STREET BOX HILL VIC 3128**  
Sold Price **\$650,000** Sold Date **18-Mar-25**  
Distance **0.24km**

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RS = Recent sale      UN = Undisclosed Sale

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