

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 1508/845 Whitehorse Road, Box Hill Vic 3128
Including suburb and postcode

Indicative selling price

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

Single price \$610,000

Median sale price

Median price \$522,500 Property Type Unit Suburb Box Hill
Period - From 01/02/2025 to 31/01/2026 Source Property Data

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	2209/545 Station St BOX HILL 3128	\$617,000	17/12/2025
2	1408/845 Whitehorse Rd BOX HILL 3128	\$590,000	02/09/2025
3	904/845 Whitehorse Rd BOX HILL 3128	\$604,000	10/06/2025

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:

01/02/2026 21:58



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$610,000

Median Unit Price

01/02/2025 - 31/01/2026: \$522,500

Comparable Properties



2209/545 Station St BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$617,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment



1408/845 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$590,000

Method: Sold Before Auction

Date: 02/09/2025

Property Type: Apartment



904/845 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$604,000

Method: Private Sale

Date: 10/06/2025

Property Type: Apartment

Land Size: 4279 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320