

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

6/398 ELGAR 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Box Hill

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

2/21 BROUGHAM STREET BOX HILL VIC 3128	\$1,142,500	04-Jan-26
3/4 CAMELIA STREET BOX HILL VIC 3128	\$1,290,000	02-May-26
3/111 ALBION ROAD BOX HILL VIC 3128	\$1,400,000	10-Oct-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: 10 August 2026



2/21 BROUGHAM STREET BOX HILL VIC 3128 Sold Price **\$1,142,500** Sold Date **04-Jan-26**

 4  2  2

Distance **0.22km**



3/4 CAMELIA STREET BOX HILL VIC 3128 Sold Price **\$1,290,000** Sold Date **02-May-26**

 4  2  2

Distance **2.16km**



3/111 ALBION ROAD BOX HILL VIC 3128 Sold Price **\$1,400,000** Sold Date **10-Oct-25**

 3  2  2

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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