

## 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

302/8 WELLINGTON 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 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

502/8 WELLINGTON ROAD BOX HILL VIC 3128	\$547,000	16-Apr-24
2702/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	01-Jul-24
801/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$508,000	09-Apr-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: 07 June 2025



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502/8 WELLINGTON ROAD BOX  
HILL VIC 3128

Sold Price

**\$547,000**

Sold Date

**16-Apr-24**

2

2

1

Distance

**0km**



2702/828 WHITEHORSE ROAD  
BOX HILL VIC 3128

Sold Price

**\$550,000**

Sold Date

**01-Jul-24**

2

2

1

Distance

**0.14km**



801/850 WHITEHORSE ROAD BOX  
HILL VIC 3128

Sold Price

<sup>RS</sup> **\$508,000**

Sold Date

**09-Apr-25**

2

2

1

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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