

# 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

1/9 Simpsons Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000

&

\$1,188,000

### Median sale price

Median price \$1,660,000

Property Type House

Suburb Box Hill

Period - From 01/01/2024

to 31/12/2024

Source REIV

### 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	2/416 Elgar Rd BOX HILL 3128	\$1,250,000	16/01/2025
2	68a Margaret St BOX HILL 3128	\$1,550,000	15/12/2024
3	4/4 Barkly St BOX HILL 3128	\$1,120,000	14/12/2024

**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:

03/03/2025 12:13



 3    2    2

**Property Type:** Townhouse  
(Conjoined)

Agent Comments

**Indicative Selling Price**  
\$1,080,000 - \$1,188,000  
**Median House Price**  
Year ending December 2024: \$1,660,000

## Comparable Properties



**2/416 Elgar Rd BOX HILL 3128 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 16/01/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 331 sqm approx



**68a Margaret St BOX HILL 3128 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 15/12/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 327 sqm approx



**4/4 Barkly St BOX HILL 3128 (REI/VG)**

Agent Comments

 3    3    2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 14/12/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 195 sqm approx

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