

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

1/95 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2024

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	7/100 Main St BLACKBURN 3130	\$640,000	09/12/2024
2	4/26 Simpsons Rd BOX HILL 3128	\$685,000	02/11/2024
3	2/13-15 Barcelona St BOX HILL 3128	\$670,000	18/10/2024

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:

30/01/2025 10:24



 2
  1
  2

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$650,000 - \$680,000
Median Unit Price
 December quarter 2024: \$640,000

Comparable Properties



7/100 Main St BLACKBURN 3130 (REI)

Agent Comments

 2
  1
  1

Price: \$640,000
Method: Private Sale
Date: 09/12/2024
Property Type: Unit



4/26 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$685,000
Method: Private Sale
Date: 02/11/2024
Property Type: Unit
Land Size: 168 sqm approx

2/13-15 Barcelona St BOX HILL 3128 (REI)

Agent Comments

 2
  1
  1

Price: \$670,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888



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