# 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	10/32 Ashted Road, Box Hill VIC 3128

#### Indicative selling price

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

Range between	\$470,000	&	\$515,000	
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#### Median sale price

Median price	\$500,000	Pro	operty Type Un	it		Suburb	Box Hill
Period - From	05/04/2025	to	04/10/2025	So	urce	pdol	

#### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/27 Albion Rd, Box Hill Vic	\$560,000	18/07/2025
5/32 Ashted Rd BOX HILL 3128 VIC	\$450,000	02/06/2025
9/53 Bishop St BOX HILL	\$499,900	25/06/2025

This Statement of Information was prepared on:	06/10/2025

#### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

