

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

111/1-3 ASHTED 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2024

to

28 Feb 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

6/20-22 ALBION ROAD BOX HILL VIC 3128	\$649,888	18-Oct-24
110/1-3 ASHTED ROAD BOX HILL VIC 3128	\$445,000	11-Nov-24
15/33 ALBION ROAD BOX HILL VIC 3128	\$480,000	19-Nov-24

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: 04 March 2025

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**6/20-22 ALBION ROAD BOX HILL
VIC 3128**

 2  1  1

Sold Price

\$649,888

Sold Date

18-Oct-24

Distance

0.26km



**110/1-3 ASHTED ROAD BOX HILL
VIC 3128**

 2  1  1

Sold Price

\$445,000

Sold Date

11-Nov-24

Distance

0km



**15/33 ALBION ROAD BOX HILL VIC
3128**

 2  1  1

Sold Price

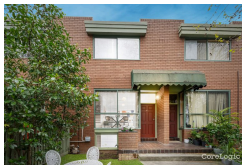
\$480,000

Sold Date

19-Nov-24

Distance

0.24km



**4/20-22 ALBION ROAD BOX HILL
VIC 3128**

 2  1  1

Sold Price

\$635,000

Sold Date

05-Oct-24

Distance

0.26km



**8/20-22 ALBION ROAD BOX HILL
VIC 3128**

 2  1  1

Sold Price

\$615,000

Sold Date

21-Sep-24

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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