

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

12/33 ALBION 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

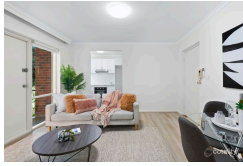
Date of sale

2/7 GLENMORE STREET BOX HILL VIC 3128	\$482,500	22-Nov-25
8/9 ALBION ROAD BOX HILL VIC 3128	\$420,000	11-Dec-25
8/9-11 ROSE STREET BOX HILL VIC 3128	\$435,888	06-Nov-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: 05 March 2026



2/7 GLENMORE STREET BOX HILL VIC 3128

Sold Price

\$482,500

Sold Date

22-Nov-25

 2  1  1

Distance

0.04km



8/9 ALBION ROAD BOX HILL VIC 3128

Sold Price

\$420,000

Sold Date

11-Dec-25

 2  1  1

Distance

0.14km



8/9-11 ROSE STREET BOX HILL VIC 3128

Sold Price

\$435,888

Sold Date

06-Nov-25

 2  1  1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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