

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

2/18 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$295,000

&

\$320,000

Median sale price

Median price

\$532,000

Property Type

Unit

Suburb

Box Hill

Period - From

28/08/2024

to

27/08/2025

Source

Property Data

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	10/20 Ashted Rd BOX HILL 3128	\$262,500	01/07/2025
2	10/14-16 James St BOX HILL 3128	\$310,000	13/03/2025
3	3/9-11 Kent Rd BOX HILL 3128	\$275,000	12/02/2025

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:

28/08/2025 10:02



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$295,000 - \$320,000
Median Unit Price
28/08/2024 - 27/08/2025: \$532,000

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.

Comparable Properties



10/20 Ashted Rd BOX HILL 3128 (REI)

Agent Comments

 1  1  1

Price: \$262,500
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment



10/14-16 James St BOX HILL 3128 (REI)

Agent Comments

 1  1  1

Price: \$310,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment



3/9-11 Kent Rd BOX HILL 3128 (REI)

Agent Comments

 1  1  1

Price: \$275,000
Method: Private Sale
Date: 12/02/2025
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355