

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

2/7 Glenmore Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb Box Hill

Period - From 01/07/2025

to 30/09/2025

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	4/36 Albion Rd BOX HILL 3128	\$435,000	20/06/2025
2	8/23-25 Albion Rd BOX HILL 3128	\$427,000	17/06/2025
3	1/35 Kent Rd BOX HILL 3128	\$565,000	16/06/2025

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:

20/10/2025 15:16



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

September quarter 2025: \$465,000

Comparable Properties



4/36 Albion Rd BOX HILL 3128 (VG)

Agent Comments

2
 -
 -

Price: \$435,000

Method: Sale

Date: 20/06/2025

Property Type: Flat/Unit/Apartment (Res)



8/23-25 Albion Rd BOX HILL 3128 (REI)

Agent Comments

2
 1
 1

Price: \$427,000

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment



1/35 Kent Rd BOX HILL 3128 (VG)

Agent Comments

2
 -
 -

Price: \$565,000

Method: Sale

Date: 16/06/2025

Property Type: Strata Flat - Single OYO Flat

Account - Barry Plant | P: 03 9874 3355