

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

207/1-3 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

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2025

to

30 Apr 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

1/9-13 ASHTED ROAD BOX HILL VIC 3128	\$460,000	01-May-26
18/23-25 ALBION ROAD BOX HILL VIC 3128	\$457,000	16-Apr-26
12/33 ALBION ROAD BOX HILL VIC 3128	\$440,000	13-Mar-26

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: 11 May 2026

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**1/9-13 ASHTED ROAD BOX HILL
VIC 3128**

 2  1  1

Sold Price

^{RS} **\$460,000**

Sold Date **01-May-26**

Distance **0.07km**



**18/23-25 ALBION ROAD BOX HILL
VIC 3128**

 2  1  1

Sold Price

^{RS} **\$457,000**

Sold Date **16-Apr-26**

Distance **0.17km**



**12/33 ALBION ROAD BOX HILL VIC
3128**

 2  1  1

Sold Price

\$440,000

Sold Date **13-Mar-26**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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