

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

3/10 Simpsons Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$571,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2025

to

31/12/2025

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	13 Peppermint Gr BOX HILL SOUTH 3128	\$920,000	29/11/2025
2	11 Peppermint Gr BOX HILL SOUTH 3128	\$950,000	08/11/2025
3	4/11 Lexton Rd BOX HILL NORTH 3129	\$950,000	03/09/2025

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:

28/02/2026 16:48



3 2 1

Property Type: Townhouse
(Single)

Land Size: 114 sqm approx

Agent Comments

Indicative Selling Price

\$950,000

Median Unit Price

December quarter 2025: \$571,000

Comparable Properties



13 Peppermint Gr BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)

Land Size: 250 sqm approx



11 Peppermint Gr BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 234 sqm approx



4/11 Lexton Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 1

Price: \$950,000

Method: Private Sale

Date: 03/09/2025

Property Type: Townhouse (Single)