

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

Range between \$850,000

&

\$880,000

Median sale price

Median price \$826,000

Property Type Townhouse

Suburb Box Hill

Period - From 21/08/2025

to

20/08/2026

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	6/1-3 Albion Rd BOX HILL 3128	\$900,000	11/03/2026
2	11/8 Via Media BOX HILL 3128	\$815,000	15/05/2026
3	5/8 Via Media BOX HILL 3128	\$835,000	25/02/2026

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:

21/08/2026 09:53



 3  2  1

Property Type: Townhouse

Land Size: 114 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$880,000

Median Townhouse Price

21/08/2025 - 20/08/2026: \$826,000

Comparable Properties

6/1-3 Albion Rd BOX HILL 3128 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method:

Date: 11/03/2026

Property Type: Townhouse (Single)



11/8 Via Media BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  2

Price: \$815,000

Method: Private Sale

Date: 15/05/2026

Property Type: Unit

Land Size: 120 sqm approx



5/8 Via Media BOX HILL 3128 (REI/VG)

Agent Comments

 3  1  2

Price: \$835,000

Method: Private Sale

Date: 25/02/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355