

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

3/111 ALBION 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 2025

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 SIMPSONS ROAD BOX HILL VIC 3128	\$1,304,500	05-Apr-25
76 MARGARET STREET BOX HILL VIC 3128	\$1,320,000	19-Jul-25
1/14 BARKLY STREET BOX HILL VIC 3128	\$1,380,000	28-May-25

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: 15 September 2025



1/9 SIMPSONS ROAD BOX HILL VIC 3128 Sold Price **\$1,304,500** Sold Date **05-Apr-25**

3 2 2

Distance **0.85km**



76 MARGARET STREET BOX HILL VIC 3128 Sold Price **\$1,320,000** Sold Date **19-Jul-25**

3 2 2

Distance **1.13km**



1/14 BARKLY STREET BOX HILL VIC 3128 Sold Price **\$1,380,000** Sold Date **28-May-25**

4 2 2

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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