

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

4/111 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$955,000

Property Type Townhouse

Suburb Box Hill

Period - From 27/01/2025

to 26/01/2026

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	15/325 Station St BOX HILL SOUTH 3128	\$1,280,000	21/11/2025
2	2/10 Donald St BLACKBURN SOUTH 3130	\$1,192,000	08/11/2025
3	2/42 Birdwood St BOX HILL SOUTH 3128	\$1,252,500	04/10/2025

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:

27/01/2026 23:58



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median Townhouse Price
27/01/2025 - 26/01/2026: \$955,000

Comparable Properties



15/325 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 2

Price: \$1,280,000
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)



2/10 Donald St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,192,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



2/42 Birdwood St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,252,500
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800