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
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Median sale price

Median price	\$1,005,000	Pro	perty Type To	ownhouse		Suburb	Box Hill
Period - From	10/11/2024	to	09/11/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	38a Springfield Rd BOX HILL NORTH 3129	\$1,240,000	25/10/2025
2	22 Kingswood Rise BOX HILL SOUTH 3128	\$1,235,000	24/10/2025
3	3/39 Simpsons Rd BOX HILL 3128	\$1,265,000	11/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2025 09:58













Property Type: Townhouse

Agent Comments

Indicative Selling Price \$1,180,000 - \$1,280,000 Median Townhouse Price 10/11/2024 - 09/11/2025: \$1,005,000

Comparable Properties



38a Springfield Rd BOX HILL NORTH 3129 (REI)

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3



Price: \$1,240,000 **Method:** Auction Sale **Date:** 25/10/2025

Property Type: Townhouse (Res)

Agent Comments



22 Kingswood Rise BOX HILL SOUTH 3128 (REI)

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Agent Comments

Price: \$1,235,000

Method: Sold Before Auction

Date: 24/10/2025

Property Type: Townhouse (Res) **Land Size:** 228 sqm approx



3/39 Simpsons Rd BOX HILL 3128 (REI/VG)

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Price: \$1,265,000 **Method:** Private Sale **Date:** 11/08/2025

Property Type: Townhouse (Single) **Land Size:** 158 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800





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