

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

4/23 Simpsons Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$534,500

Property Type

Unit

Suburb

Box Hill

Period - From

05/09/2024

to

04/09/2025

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	2/425 Middleborough Rd BOX HILL 3128	\$755,000	16/08/2025
2	2/40 Barkly St BOX HILL 3128	\$750,800	10/01/2025
3	1/17 Lithgow Av BLACKBURN 3130	\$852,000	23/11/2024

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:

05/09/2025 11:43



3 1 1

Property Type: Unit
Land Size: 203 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
05/09/2024 - 04/09/2025: \$534,500

Comparable Properties

2/425 Middleborough Rd BOX HILL 3128 (REI)

Agent Comments

3 2 2

Price: \$755,000
Method:
Date: 16/08/2025
Property Type: House



2/40 Barkly St BOX HILL 3128 (REI/VG)

Agent Comments

3 2 1

Price: \$750,800
Method: Private Sale
Date: 10/01/2025
Property Type: Unit



1/17 Lithgow Av BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$852,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355