

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

4/36 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,700

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

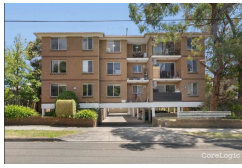
Date of sale

8/6 KENT ROAD BOX HILL VIC 3128	\$422,000	17-Jan-25
206/740 STATION STREET BOX HILL VIC 3128	\$440,000	15-Mar-25
404/19-21 POPLAR STREET BOX HILL VIC 3128	\$432,800	24-Mar-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: 06 May 2025

**8/6 KENT ROAD BOX HILL VIC 3128**

2 1 1

Sold Price **\$422,000** Sold Date **17-Jan-25**Distance **0.43km****206/740 STATION STREET BOX HILL VIC 3128**

2 1 1

Sold Price ^{RS} **\$440,000** Sold Date **15-Mar-25**Distance **1.11km****404/19-21 POPLAR STREET BOX HILL VIC 3128**

2 1 1

Sold Price ^{RS} **\$432,800** Sold Date **24-Mar-25**Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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