

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

6/1-3 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

\$900,000

&

\$990,000

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

6/24-26 HOWARD STREET BOX HILL VIC 3128	1150000	19-Jun-25
2/22 BASS STREET BOX HILL VIC 3128	955000	27-Aug-25
4/7 COURT STREET BOX HILL VIC 3128	980000	29-Jul-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: 27 September 2025

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6/24-26 HOWARD STREET BOX HILL VIC 3128

 3  2  2

Sold Price

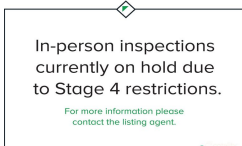
^{RS} **1150000**

Sold Date

19-Jun-25

Distance

0.31km



2/22 BASS STREET BOX HILL VIC 3128

 3  2  2

Sold Price

^{RS} **955000** ^{UN}

Sold Date

27-Aug-25

Distance

0.37km



4/7 COURT STREET BOX HILL VIC 3128

 3  2  1

Sold Price

980000

Sold Date

29-Jul-25

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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