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<br>Including suburb and postcode | 12/33 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 | $430,000 | & | $470,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $560,000 | Property type | Unit | Suburb | Box Hill |
| Period-from | 01 Mar 2025 | to | 28 Feb 2026 | 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.

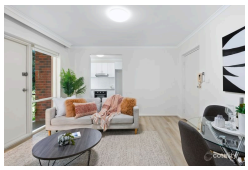
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 2/7 GLENMORE STREET BOX HILL VIC 3128 | $482,500 | 22-Nov-25 |
| 8/9 ALBION ROAD BOX HILL VIC 3128 | $420,000 | 11-Dec-25 |
| 8/9-11 ROSE STREET BOX HILL VIC 3128 | $435,888 | 06-Nov-25 |

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: 05 March 2026

McGrath
Fom Box Hill
P 0398898800
M 0449987691
E fomboxhill@mcgrath.com.au



**2/7 GLENMORE STREET BOX HILL VIC 3128**

2 1 1

Sold Price **$482,500** Sold Date **22-Nov-25**

Distance **0.04km**



**8/9 ALBION ROAD BOX HILL VIC 3128**

2 1 1

Sold Price **$420,000** Sold Date **11-Dec-25**

Distance **0.14km**



**8/9-11 ROSE STREET BOX HILL VIC 3128**

2 1 1

Sold Price **$435,888** Sold Date **06-Nov-25**

Distance **0.24km**

**RS** = Recent sale **UN** = Undisclosed Sale

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