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	3/29 Wellington Road, Box Hill Vic 3128

Indicative selling price

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

Range between $685,000 & $750,000

Median sale price

Median price $537,500 Property Type Unit Suburb Box Hill

Period - From 09/01/2025 to 08/01/2026 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	1/1a Simpsons Rd BOX HILL 3128	$780,000	29/08/2025
2	5/40 Barcelona St BOX HILL 3128	$685,500	15/11/2025
3			

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: 09/01/2026 19:09

3/29 Wellington Road, Box Hill Vic 3128



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$685,000 - $750,000
Median Unit Price
09/01/2025 - 08/01/2026: $537,500

Comparable Properties

1/1a Simpsons Rd BOX HILL 3128 (REI)

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Price: $780,000
Method:
Date: 29/08/2025
Property Type: House

Agent Comments



5/40 Barcelona St BOX HILL 3128 (REI)

2 1 2

Price: $685,500
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit
Land Size: 127 sqm approx

Agent Comments

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.

Account - Heavyside

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