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	4/8 Simpsons Road, Box Hill VIC 3128

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $560,000 Property Type Unit Suburb Box Hill

Period - From 13/08/2025 to 12/02/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/40 Barcelona Street Box Hill VIC 3128	$685,500	15/11/2025
5/30 Wellington Road Box Hill VIC 3128	$680,000	24/11/2025
7/30 Wellington Road Box Hill VIC 3128	$683,800	28/10/2025

This Statement of Information was prepared on: 13/02/2026