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	1/33 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between $470,000 & $510,000

Median sale price

Median price $582,944 Property Type Unit Suburb Box Hill

Period - From 16/08/2023 to 15/08/2024 Source REIV

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	15/2 Cyril St BOX HILL SOUTH 3128	$510,000	15/08/2024
2	116/33 Harrow St BOX HILL 3128	$485,000	19/04/2024
3	102/3 Hay St BOX HILL SOUTH 3128	$510,000	11/04/2024

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: 16/08/2024 13:57

1/33 Albion Road, Box Hill Vic 3128



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$470,000 - $510,000
Median Unit Price
16/08/2023 - 15/08/2024: $582,944

Comparable Properties



15/2 Cyril St BOX HILL SOUTH 3128 (REI)

2 1 1

Price: $510,000
Method: Private Sale
Date: 15/08/2024
Property Type: Apartment

Agent Comments



116/33 Harrow St BOX HILL 3128 (REI/VG)

2 2 1

Price: $485,000
Method: Private Sale
Date: 19/04/2024
Property Type: Apartment

Agent Comments



102/3 Hay St BOX HILL SOUTH 3128 (REI/VG)

2 2 1

Price: $510,000
Method: Sold Before Auction
Date: 11/04/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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