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	6/20 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between $610,000 & $640,000

Median sale price

Median price $584,000 Property Type Unit Suburb Box Hill

Period - From 01/07/2024 to 30/09/2024 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	4/20-22 Albion Rd BOX HILL 3128	$635,000	05/10/2024
2	8/20-22 Albion Rd BOX HILL 3128	$615,000	21/09/2024
3	13/781 Whitehorse Rd MONT ALBERT 3127	$632,000	12/06/2024

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: 16/10/2024 15:42

6/20 Albion Road, Box Hill Vic 3128



2 1 1

Rooms: 4
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$610,000 - $640,000
Median Unit Price
September quarter 2024: $584,000

Comparable Properties



4/20-22 Albion Rd BOX HILL 3128 (REI)

2 1 1

Price: $635,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)
Land Size: 162 sqm approx

Agent Comments



8/20-22 Albion Rd BOX HILL 3128 (REI)

2 1 1

Price: $615,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments



13/781 Whitehorse Rd MONT ALBERT 3127 (VG)

2 - -

Price: $632,000
Method: Sale
Date: 12/06/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

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

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