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	1/77 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $789,000 Property Type Townhouse Suburb Box Hill

Period - From 25/11/2023 to 24/11/2024 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	4/10-12 Eley Rd BURWOOD 3125	$1,052,000	23/11/2024
2	11 Kingswood Rise BOX HILL SOUTH 3128	$1,010,000	26/10/2024
3	3/838 Canterbury Rd BOX HILL SOUTH 3128	$1,100,000	07/10/2024

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: 25/11/2024 11:28

1/77 Albion Road, Box Hill Vic 3128

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3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,050,000
Median Townhouse Price
25/11/2023 - 24/11/2024: $789,000

Comparable Properties



4/10-12 Eley Rd BURWOOD 3125 (REI)

3 1 2

Price: $1,052,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit
Land Size: 324 sqm approx

Agent Comments



11 Kingswood Rise BOX HILL SOUTH 3128 (REI)

3 2 3

Price: $1,010,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 153 sqm approx

Agent Comments



3/838 Canterbury Rd BOX HILL SOUTH 3128 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 07/10/2024
Property Type: Townhouse (Res)
Land Size: 165 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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