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	4/65-67 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $840,000 Property Type Townhouse Suburb Box Hill

Period - From 26/05/2024 to 25/05/2025 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	2/433 Middleborough Rd BOX HILL 3128	$747,000	06/05/2025
2	1/55 Bank St BOX HILL 3128	$675,000	04/03/2025
3	1/95 Albion Rd BOX HILL 3128	$700,000	15/02/2025

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: 26/05/2025 12:35



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Townhouse Price
26/05/2024 - 25/05/2025: $840,000

Comparable Properties



2/433 Middleborough Rd BOX HILL 3128 (REI)

2 1 2

Price: $747,000
Method: Auction Sale
Date: 06/05/2025
Property Type: Unit
Land Size: 227 sqm approx

Agent Comments



1/55 Bank St BOX HILL 3128 (VG)

2 - -

Price: $675,000
Method: Sale
Date: 04/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/95 Albion Rd BOX HILL 3128 (REI/VG)

2 1 2

Price: $700,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit
Land Size: 142 sqm approx

Agent Comments

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