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	1/1a 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 & $700,000

Median sale price

Median price $559,900 Property Type Unit Suburb Box Hill

Period - From 01/07/2024 to 30/06/2025 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	5/32 Simpsons Rd BOX HILL 3128	$688,000	19/07/2025
2	2/42 Barcelona St BOX HILL 3128	$675,000	14/06/2025
3	2/41 Medway St BOX HILL NORTH 3129	$710,000	14/03/2025

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: 19/08/2025 17:54

1/1a Simpsons Road, Box Hill Vic 3128

JellisCraig



2 1 2

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending June 2025: $559,900

Comparable Properties



5/32 Simpsons Rd BOX HILL 3128 (REI)

2 1 2

Price: $688,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Unit

Agent Comments



2/42 Barcelona St BOX HILL 3128 (REI)

2 1 1

Price: $675,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit
Land Size: 131 sqm approx

Agent Comments



2/41 Medway St BOX HILL NORTH 3129 (REI)

2 1 2

Price: $710,000
Method: Private Sale
Date: 14/03/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata.com.au

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