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	2/18 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Range between $295,000 & $320,000

Median sale price

Median price $532,000 Property Type Unit Suburb Box Hill

Period - From 28/08/2024 to 27/08/2025 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	10/20 Ashted Rd BOX HILL 3128	$262,500	01/07/2025
2	10/14-16 James St BOX HILL 3128	$310,000	13/03/2025
3	3/9-11 Kent Rd BOX HILL 3128	$275,000	12/02/2025

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: 28/08/2025 10:02

2/18 Ashted Road, Box Hill Vic 3128



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$295,000 - $320,000
Median Unit Price
28/08/2024 - 27/08/2025: $532,000

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.

Comparable Properties



10/20 Ashted Rd BOX HILL 3128 (REI)

1 1 1

Price: $262,500
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment

Agent Comments



10/14-16 James St BOX HILL 3128 (REI)

1 1 1

Price: $310,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

Agent Comments



3/9-11 Kent Rd BOX HILL 3128 (REI)

1 1 1

Price: $275,000
Method: Private Sale
Date: 12/02/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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