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	5/28 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between $400,000 & $420,000

Median sale price

Median price $465,000 Property Type Unit Suburb Box Hill

Period - From 01/07/2025 to 30/09/2025 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	3/28-30 Albion Rd BOX HILL 3128	$420,000	02/10/2025
2	8/28-30 Albion Rd BOX HILL 3128	$410,000	05/07/2025
3	8/23-25 Albion Rd BOX HILL 3128	$427,000	17/06/2025

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: 06/10/2025 16:49

5/28 Albion Road, Box Hill Vic 3128

JellisCraig



Property Type:
Agent Comments

Indicative Selling Price
$400,000 - $420,000
Median Unit Price
September quarter 2025: $465,000

Units 3 and 8/28-30 Albion Road are in the same building and very similar to unit 5. 8/23-25 Albion Road has an updated kitchen but no balcony

Comparable Properties



3/28-30 Albion Rd BOX HILL 3128 (REI)
2 1 1

Price: $420,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Apartment

Agent Comments



8/28-30 Albion Rd BOX HILL 3128 (REI)
2 1 1

Price: $410,000
Method: Private Sale
Date: 05/07/2025
Property Type: Apartment

Agent Comments



8/23-25 Albion Rd BOX HILL 3128 (REI)
2 1 1

Price: $427,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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