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	8/27 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between $550,000 & $605,000

Median sale price

Median price $516,000 Property Type Unit Suburb Box Hill

Period - From 15/10/2024 to 14/10/2025 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	3/27 Albion Rd BOX HILL 3128	$560,000	18/07/2025
2	1/35 Kent Rd BOX HILL 3128	$565,000	16/06/2025
3	1/2 Arcadia St BOX HILL SOUTH 3128	$621,053	26/05/2025

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: 15/10/2025 07:54

8/27 Albion Road, Box Hill Vic 3128



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$550,000 - $605,000
Median Unit Price
15/10/2024 - 14/10/2025: $516,000

Comparable Properties



3/27 Albion Rd BOX HILL 3128 (REI/VG)

2 1 1

Price: $560,000
Method: Private Sale
Date: 18/07/2025
Property Type: Unit

Agent Comments

This is within the same complex as ours. Similar condition. We are located separately on the other side of the driveway.



1/35 Kent Rd BOX HILL 3128 (VG)

2 - -

Price: $565,000
Method: Sale
Date: 16/06/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Strata title older unit/apartment. It has similar attributes and style to what we are selling.



1/2 Arcadia St BOX HILL SOUTH 3128 (REI/VG)

2 1 1

Price: $621,053
Method: Private Sale
Date: 26/05/2025
Property Type: Unit

Agent Comments

This is a close by unit but located at the front of the complex. We believe that the front always appreciates and appeals a bit more to the market.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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