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	4/12 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Single price $530,000

Median sale price

Median price $500,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2024 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	3/27 Albion Rd BOX HILL 3128	$560,000	18/07/2025
2	9/53 Bishop St BOX HILL 3128	$499,900	25/06/2025
3			

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: 03/12/2025 15:40

4/12 Ashted Road, Box Hill Vic 3128

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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$530,000
Median Unit Price
Year ending September 2025: $500,000

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



9/53 Bishop St BOX HILL 3128 (VG)

2 - -

Price: $499,900
Method: Sale
Date: 25/06/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

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.

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