

## 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

3/111 ALBION ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

3/14 BARKLY STREET BOX HILL VIC 3128	\$1,219,000	24-May-25
76 MARGARET STREET BOX HILL VIC 3128	\$1,320,000	19-Jul-25
3/39 SIMPSONS ROAD BOX HILL VIC 3128	\$1,265,000	11-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 24 September 2025



**3/14 BARKLY STREET BOX HILL  
VIC 3128**

3 2 2

Sold Price **\$1,219,000** Sold Date **24-May-25**

Distance **0.55km**



**76 MARGARET STREET BOX HILL  
VIC 3128**

3 2 2

Sold Price **\$1,320,000** Sold Date **19-Jul-25**

Distance **1.13km**



**3/39 SIMPSONS ROAD BOX HILL  
VIC 3128**

4 3 2

Sold Price <sup>RS</sup> **\$1,265,000** Sold Date **11-Aug-25**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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