

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

4/111 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,005,000

Property Type Townhouse

Suburb Box Hill

Period - From 10/11/2024

to

09/11/2025

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	38a Springfield Rd BOX HILL NORTH 3129	\$1,240,000	25/10/2025
2	22 Kingswood Rise BOX HILL SOUTH 3128	\$1,235,000	24/10/2025
3	3/39 Simpsons Rd BOX HILL 3128	\$1,265,000	11/08/2025

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:

10/11/2025 09:58



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median Townhouse Price
10/11/2024 - 09/11/2025: \$1,005,000

Comparable Properties



38a Springfield Rd BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,240,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)



22 Kingswood Rise BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

Price: \$1,235,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: Townhouse (Res)
Land Size: 228 sqm approx



3/39 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments

4 3 2

Price: \$1,265,000
Method: Private Sale
Date: 11/08/2025
Property Type: Townhouse (Single)
Land Size: 158 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800