

# 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

6/5 Kent 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)

Single price \$455,000

### Median sale price

Median price \$510,000

Property Type Unit

Suburb Box Hill

Period - From 30/04/2025

to 29/04/2026

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	4/9-11 Kent Rd BOX HILL 3128	\$430,000	07/04/2026
2	12/33 Albion Rd BOX HILL 3128	\$440,000	30/03/2026
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:

30/04/2026 14:39



 2    1    1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$455,000

**Median Unit Price**  
30/04/2025 - 29/04/2026: \$510,000

## Comparable Properties



**4/9-11 Kent Rd BOX HILL 3128 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 07/04/2026  
**Property Type:** Apartment



**12/33 Albion Rd BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 30/03/2026  
**Property Type:** Apartment

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.

**Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044**