

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

47 ALBION ROAD BOX HILL VIC 3128

Indicative selling price

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

Single Price

\$3,380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,707,500

Property type

House

Suburb

Box Hill

Period-from

26 Sep 2025

to

26 Mar 2026

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

13 VENICE STREET BOX HILL SOUTH VIC 3128	\$3,405,000	16-Oct-25
16 ASQUITH STREET BOX HILL SOUTH VIC 3128	\$3,250,000	27-Jan-26
20 COMBARTON STREET BOX HILL VIC 3128	\$3,260,000	21-Mar-26

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: 26 March 2026