

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

4/20 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$833,400

Property Type Townhouse

Suburb Box Hill

Period - From 20/06/2025

to 19/06/2026

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	9/23-33 Cambridge St BOX HILL 3128	\$680,000	10/03/2026
2	3/105 Albion Rd BOX HILL 3128	\$750,000	21/03/2026
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:

20/06/2026 15:17

4/20 Albion Road, Box Hill Vic 3128



 2  1  1

Property Type: Townhouse (Res)

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$675,000

Median Townhouse Price

20/06/2025 - 19/06/2026: \$833,400

Comparable Properties

9/23-33 Cambridge St BOX HILL 3128 (REI)

Agent Comments

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Price: \$680,000

Method:

Date: 10/03/2026

Property Type: House

3/105 Albion Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$750,000

Method:

Date: 21/03/2026

Property Type: House

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 - Heavyside



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