

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

1/9-13 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$571,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2025 to 31/12/2025 Source REIV

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.

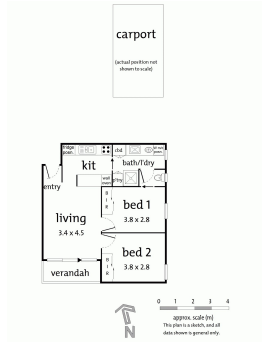
	Address of comparable property	Price	Date of sale
1	4/9-11 Kent Rd BOX HILL 3128	\$430,000	07/04/2026
2	12/33 Albion Rd BOX HILL 3128	\$440,000	30/03/2026
3	2/7 Glenmore St BOX HILL 3128	\$482,500	04/12/2025

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:

07/04/2026 13:39



2
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

December quarter 2025: \$571,000

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)

Agent Comments

2
 1
 1

Price: \$440,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



2/7 Glenmore St BOX HILL 3128 (REI/VG)

Agent Comments

2
 1
 1

Price: \$482,500

Method: Private Sale

Date: 04/12/2025

Property Type: Apartment