

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 Albion Road, Box Hill VIC 3128

Indicative selling price

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

Range between

\$295,000

&

\$320,000

Median sale price

Median price

\$487,000

Property Type

Unit

Suburb

Box Hill

Period - From

27/01/2026

to

26/07/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/11 Bishop St, Box Hill Vic	\$327,000	23/06/2026
11/20 Ashted Rd, Box Hill Vic	\$350,000	29/04/2026
11/3-5 John St, Box Hill Vic	\$312,000	16/03/2026

This Statement of Information was prepared on:

27/07/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1/9 Albion Road, Box Hill VIC 3128



1 1 1

Property Type: Unit
Mark Johnstone
0398941000/814
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$295,000 - \$320,000
Median House Price
Year ending July 2026: \$487,000

Comparable Properties



5/11 Bishop St, Box Hill Vic

1 1 1

Price: \$327,000
Method: Auction Sale
Date: 23/06/2026
Property Type: Unit
Land Size:



11/20 Ashted Rd, Box Hill Vic

1 1 1

Price: \$350,000
Method: Private Sale
Date: 29/04/2026
Property Type: Unit
Land Size:



11/3-5 John St, Box Hill Vic

1 1 1

Price: \$312,000
Method: Private Sale
Date: 16/03/2026
Property Type: Unit
Land Size:

Account - Woodards Blackburn | P: 9894 1000