

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

23/53-59 BISHOP STREET 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Flats

Suburb

Box Hill

Period-from

01 Aug 2025

to

31 Jul 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

6/28-30 ALBION ROAD BOX HILL VIC 3128	\$407,500	25-May-26
4/9-11 KENT ROAD BOX HILL VIC 3128	\$430,000	30-Mar-26
14/23-25 ALBION ROAD BOX HILL VIC 3128	\$436,000	22-Apr-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: 12 August 2026

**6/28-30 ALBION ROAD BOX HILL
VIC 3128**

Sold Price

\$407,500Sold Date **25-May-26**

2 1 1

Distance **0.93km****4/9-11 KENT ROAD BOX HILL VIC
3128**

Sold Price

\$430,000Sold Date **30-Mar-26**

2 1 1

Distance **1.28km****14/23-25 ALBION ROAD BOX HILL
VIC 3128**

Sold Price

\$436,000Sold Date **22-Apr-26**

2 1 1

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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