

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$515,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2026

to 31/03/2026

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	3/105 Albion Rd BOX HILL 3128	\$750,000	21/03/2026
2	9/23-33 Cambridge St BOX HILL 3128	\$680,000	10/03/2026
3	10/28 James St BOX HILL 3128	\$710,000	13/12/2025

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:

26/05/2026 11:57

4/20 Albion Road, Box Hill Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



 2  1  1

Property Type: Townhouse (Res)

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

March quarter 2026: \$515,000

Comparable Properties



3/105 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$750,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 10/03/2026

Property Type: Unit



10/28 James St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$710,000

Method: Sale

Date: 13/12/2025

Property Type: Strata Flat - Single OYO Flat

Account - Heavyside



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