

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

443B Mont Albert Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$946,500

Property Type

Townhouse

Suburb

Box Hill

Period - From

21/04/2025

to

20/04/2026

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	2/4 Allison Rd MONT ALBERT NORTH 3129	\$1,348,000	21/02/2026
2	33 View St MONT ALBERT 3127	\$1,425,000	22/12/2025
3	1/50 Monash St BOX HILL SOUTH 3128	\$1,370,000	22/11/2025

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:

21/04/2026 12:34

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Townhouse Price

21/04/2025 - 20/04/2026: \$946,500



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/4 Allison Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,348,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)



33 View St MONT ALBERT 3127 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,425,000

Method: Private Sale

Date: 22/12/2025

Property Type: Townhouse (Single)

Land Size: 198 sqm approx



1/50 Monash St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,370,000

Method: Private Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 310 sqm approx

Account - Jellis Craig | P: (03) 9908 5700