

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

Unit 6/37-39 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Box Hill

Period - From 13/07/2025

to

12/07/2026

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	18/23-25 Albion Rd BOX HILL 3128	\$457,000	16/04/2026
2	18/23 Albion Rd BOX HILL 3128	\$458,500	10/04/2026
3	12/33 Albion Rd BOX HILL 3128	\$440,000	30/03/2026

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:

13/07/2026 15:50



Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
13/07/2025 - 12/07/2026: \$520,000

Comparable Properties

18/23-25 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$457,000
Method: Private Sale
Date: 16/04/2026
Property Type: Flat

18/23 Albion Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$458,500
Method: Sale
Date: 10/04/2026
Property Type: Strata Flat - Single OYO Flat



12/33 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment