

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

9/10 Howard Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$430,000

&

\$470,000

Median sale price

Median price

\$489,950

Property Type

Unit

Suburb

Box Hill

Period - From

09/04/2025

to

08/04/2026

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	4/9-11 Kent Rd BOX HILL 3128	\$430,000	07/04/2026
2	12/33 Albion Rd BOX HILL 3128	\$440,000	30/03/2026
3	12/53-59 Bishop St BOX HILL 3128	\$430,000	12/01/2026

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:

09/04/2026 14:46

Christine Bafas

9908 5700

0427 835 610

christinebafas@jellisrcraig.com.au



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

09/04/2025 - 08/04/2026: \$489,950

Comparable Properties



4/9-11 Kent Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment



12/33 Albion Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



12/53-59 Bishop St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 12/01/2026

Property Type: Unit

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