

# 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 7/9 Albion Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$400,000

### Median sale price

Median price \$571,000

Property Type Unit

Suburb Box Hill

Period - From 01/10/2025

to 31/12/2025

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	14/32-34 Albion Rd BOX HILL 3128	\$405,000	18/02/2026
2	20/7-9 Archibald St BOX HILL 3128	\$405,000	19/01/2026
3	5/28 Albion Rd BOX HILL 3128	\$400,000	25/11/2025

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:

21/02/2026 13:34

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000

**Median Unit Price**

December quarter 2025: \$571,000

## Comparable Properties



14/32-34 Albion Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** Apartment



20/7-9 Archibald St BOX HILL 3128 (REI)

Agent Comments

2 1 1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 19/01/2026

**Property Type:** Apartment



5/28 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** Apartment

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