

## 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

6/1-3 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

2/22 BASS STREET BOX HILL VIC 3128	\$955,000	27-Aug-25
3/27 OXFORD STREET BOX HILL VIC 3128	\$885,000	31-Aug-25
3/93 THAMES STREET BOX HILL VIC 3128	\$1,125,000	23-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 18 February 2026



**2/22 BASS STREET BOX HILL VIC 3128**

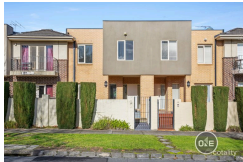
 3  2  2

Sold Price

**\$955,000**

Sold Date **27-Aug-25**

Distance **0.37km**



**3/27 OXFORD STREET BOX HILL VIC 3128**

 3  2  2

Sold Price

**\$885,000**

Sold Date **31-Aug-25**

Distance **0.39km**



**3/93 THAMES STREET BOX HILL VIC 3128**

 3  2  2

Sold Price

**\$1,125,000**

Sold Date **23-Nov-25**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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