

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 3/10 Simpsons Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$487,500 Property Type Unit Suburb Box Hill

Period - From 01/01/2025 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	6/969-971 Canterbury Rd BOX HILL 3128	\$800,000	06/01/2026
2	1B/479 Middleborough Rd BOX HILL NORTH 3129	\$853,888	16/12/2025
3	2a Ernest ST BLACKBURN 3130	\$885,000	16/12/2025

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: 06/02/2026 15:58



3 2 1

Property Type: Townhouse (Single)

Land Size: 114 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending December 2025: \$487,500

Comparable Properties



6/969-971 Canterbury Rd BOX HILL 3128 (REI)

Agent Comments

3 1 1

Price: \$800,000

Method: Private Sale

Date: 06/01/2026

Property Type: Townhouse (Single)

Land Size: 189 sqm approx



1B/479 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$853,888

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Land Size: 180 sqm approx



2a Ernest ST BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$885,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 277 sqm approx

Account - VICPROP | P: 03 8888 1011