

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 46 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,680,000 & \$1,800,000

Median sale price

Median price \$1,715,000 Property Type House 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	5 Hannaslea St BOX HILL 3128	\$1,757,000	19/02/2026
2	11 Venice St BOX HILL SOUTH 3128	\$1,800,000	14/02/2026
3	50 Mersey St BOX HILL NORTH 3129	\$1,680,000	14/02/2026

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.~~

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Christine Bafas

9908 5700

0427 835 610

christinebafas@jelliscraig.com.au



 4  2  1

Property Type: House

Land Size: 472 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,800,000

Median House Price

Year ending December 2025: \$1,715,000

Comparable Properties



5 Hannaslea St BOX HILL 3128 (REI)

Agent Comments

 4  2  1

Price: \$1,757,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: House (Res)

Land Size: 650 sqm approx



11 Venice St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  3  3

Price: \$1,800,000

Method: Private Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 708 sqm approx



50 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  4

Price: \$1,680,000

Method: Private Sale

Date: 14/02/2026

Property Type: House

Land Size: 749 sqm approx

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