

# 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

13/9 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)

Range between \$400,000 & \$420,000

### Median sale price

Median price \$482,250 Property Type Unit Suburb Box Hill

Period - From 24/02/2025 to 23/02/2026 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	5/28 Albion Rd BOX HILL 3128	\$400,000	25/11/2025
2	8/9-11 Rose St BOX HILL 3128	\$435,888	06/11/2025
3	3/28-30 Albion Rd BOX HILL 3128	\$420,000	26/09/2025

**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:

24/02/2026 14:30



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$420,000  
**Median Unit Price**  
24/02/2025 - 23/02/2026: \$482,250

## Comparable Properties



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

**Agent Comments**

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**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 25/11/2025  
**Property Type:** Apartment

**8/9-11 Rose St BOX HILL 3128 (VG)**

**Agent Comments**

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**Price:** \$435,888  
**Method:** Sale  
**Date:** 06/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**3/28-30 Albion Rd BOX HILL 3128 (REI)**

**Agent Comments**

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**Price:** \$420,000  
**Method:** Sold Before Auction  
**Date:** 26/09/2025  
**Property Type:** Apartment

**Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044**