

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

14/32-34 ALBION ROAD BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$428,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2025

to

31 Dec 2025

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

8/9 ALBION ROAD BOX HILL VIC 3128	\$420,000	11-Dec-25
3/28-30 ALBION ROAD BOX HILL VIC 3128	\$420,000	27-Sep-25
5/34 ROSE STREET BOX HILL VIC 3128	\$435,000	25-Aug-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: 07 January 2026



8/9 ALBION ROAD BOX HILL VIC 3128

Sold Price

^{RS} **\$420,000** ^{UN}

Sold Date

11-Dec-25

 2

 1

 1

Distance

0.2km



3/28-30 ALBION ROAD BOX HILL VIC 3128

Sold Price

\$420,000

Sold Date

27-Sep-25

 2

 1

 1

Distance

0.04km



5/34 ROSE STREET BOX HILL VIC 3128

Sold Price

\$435,000

Sold Date

25-Aug-25

 2

 1

 1

Distance

0.43km

Solid brick, top-floor flat 65sqm internal + 3sqm balcony
Council rates are: \$1032.5 per year
Body corp fees are: \$2580 per year
Built around 1977

RS = Recent sale

UN = Undisclosed Sale

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