

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 | 47 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 | | or range between | \$2,800,000 | & | \$2,980,000 |
|--------------|--|---------------------|-------------|---|-------------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|----------|
| Median Price | \$1,700,000 | Property type | House | Suburb | Box Hill |
| Period-from | 09 Aug 2025 | to | 09 Feb 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 |
|---|-------------|--------------|
| 13 VENICE STREET BOX HILL SOUTH VIC 3128 | \$3,405,000 | 16-Oct-25 |
| 16 ASQUITH STREET BOX HILL SOUTH VIC 3128 | \$3,250,000 | 27-Jan-26 |
| 18 ASQUITH STREET BOX HILL SOUTH VIC 3128 | \$3,480,000 | 13-Sep-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: 09 February 2026