

## 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](http://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