

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

6/5 Kent Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Box Hill

Period - From

05/05/2025

to

04/05/2026

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	4/9-11 Kent Rd BOX HILL 3128	\$430,000	07/04/2026
2	12/33 Albion Rd BOX HILL 3128	\$440,000	30/03/2026
3			

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:

05/05/2026 14:52



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

05/05/2025 - 04/05/2026: \$515,000

Comparable Properties



4/9-11 Kent Rd BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$430,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment



12/33 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$440,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment

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.

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