

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

7/33 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

\$599,000

&

\$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2025

to

31 Mar 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

9/24 ROSE STREET BOX HILL VIC 3128	\$638,000	13-Dec-25
21/37-39 ROSE STREET BOX HILL VIC 3128	\$615,000	08-Mar-26
907/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$595,888	01-Mar-26

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: 27 April 2026


9/24 ROSE STREET BOX HILL VIC 3128

Sold Price

\$638,000

Sold Date

13-Dec-25
 1
  1
  1

Distance

0.35km

21/37-39 ROSE STREET BOX HILL VIC 3128

Sold Price

^{RS} **\$615,000**

Sold Date

08-Mar-26
 2
  2
  1

Distance

0.38km

907/828 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$595,888

Sold Date

01-Mar-26
 2
  1
  1

Distance

1.05km
RS = Recent sale

UN = Undisclosed Sale

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