

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

2/20-22 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2024

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 4/65-67 ALBION ROAD BOX HILL VIC 3128 | \$665,000 | 31-May-25 |
| 8/28-36 JAMES STREET BOX HILL VIC 3128 | \$694,000 | 05-Apr-25 |
| 1/55 BANK STREET BOX HILL VIC 3128 | \$675,000 | 04-Mar-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: 23 August 2025

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**4/65-67 ALBION ROAD BOX HILL
 VIC 3128**

 2  1  1

Sold Price ^{RS} **\$665,000** ^{UN} Sold Date **31-May-25**

Distance **0.37km**



**8/28-36 JAMES STREET BOX HILL
 VIC 3128**

 2  1  1

Sold Price **\$694,000** Sold Date **05-Apr-25**

Distance **0.51km**



**1/55 BANK STREET BOX HILL VIC
 3128**

 2  1  2

Sold Price **\$675,000** Sold Date **04-Mar-25**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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