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	111/1-3 ASHTED 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	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	Property type	Unit	Suburb	Box Hill
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
6/20-22 ALBION ROAD BOX HILL VIC 3128	$649,888	18-Oct-24
110/1-3 ASHTED ROAD BOX HILL VIC 3128	$445,000	11-Nov-24
15/33 ALBION ROAD BOX HILL VIC 3128	$480,000	19-Nov-24

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: 04 March 2025

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家誠地產

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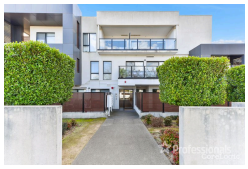


6/20-22 ALBION ROAD BOX HILL VIC 3128

2 1 1

Sold Price **$649,888** Sold Date **18-Oct-24**

Distance **0.26km**



110/1-3 ASHTED ROAD BOX HILL VIC 3128

2 1 1

Sold Price **$445,000** Sold Date **11-Nov-24**

Distance **0km**

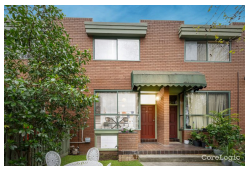


15/33 ALBION ROAD BOX HILL VIC 3128

2 1 1

Sold Price **$480,000** Sold Date **19-Nov-24**

Distance **0.24km**



4/20-22 ALBION ROAD BOX HILL VIC 3128

2 1 1

Sold Price **$635,000** Sold Date **05-Oct-24**

Distance **0.26km**



8/20-22 ALBION ROAD BOX HILL VIC 3128

2 1 1

Sold Price **$615,000** Sold Date **21-Sep-24**

Distance **0.26km**

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

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