

# 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

4/16 Ashted 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)

Range between \$895,000 & \$980,000

### Median sale price

Median price \$515,000 Property Type Unit Suburb Box Hill

Period - From 12/05/2025 to 11/05/2026 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	4/52-54 Monash St BOX HILL SOUTH 3128	\$860,000	10/04/2026
2	3/2 Sweetland Rd BOX HILL 3128	\$870,000	18/12/2025
3	4/23 Simpsons Rd BOX HILL 3128	\$870,000	04/10/2025

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:

12/05/2026 16:24



3   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$895,000 - \$980,000  
**Median Unit Price**  
12/05/2025 - 11/05/2026: \$515,000

## Comparable Properties



**4/52-54 Monash St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

3   1   2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 10/04/2026  
**Property Type:** Unit  
**Land Size:** 335 sqm approx



**3/2 Sweetland Rd BOX HILL 3128 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** Unit



**4/23 Simpsons Rd BOX HILL 3128 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** Unit  
**Land Size:** 203 sqm approx

**Account - Barry Plant** | P: 03 9874 3355



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