

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
7/18 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	11/9 Albion Rd BOX HILL 3128	\$310,000	24/10/2025
2	2/18 Ashted Rd BOX HILL 3128	\$320,000	16/09/2025
3	10/20 Ashted Rd BOX HILL 3128	\$262,500	01/07/2025

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:

**Property Type:** Apartment

Agent Comments

Indicative Selling Price

\$295,000 - \$320,000

Median Unit Price

23/01/2025 - 22/01/2026: \$500,000

Comparable Properties

**11/9 Albion Rd BOX HILL 3128 (VG)**

Agent Comments

Price: \$310,000**Method:** Sale**Date:** 24/10/2025**Property Type:** Strata Flat - Single OYO Flat**2/18 Ashted Rd BOX HILL 3128 (REI/VG)**

Agent Comments

Price: \$320,000**Method:** Private Sale**Date:** 16/09/2025**Property Type:** Apartment**10/20 Ashted Rd BOX HILL 3128 (REI)**

Agent Comments

Price: \$262,500**Method:** Private Sale**Date:** 01/07/2025**Property Type:** Apartment

Account - Barry Plant | P: 03 9874 3355