

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

4/9-11 Kent Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$482,500 Property Type Unit Suburb Box Hill

Period - From 10/03/2025 to 09/03/2026 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	8/9 Albion Rd BOX HILL 3128	\$420,000	11/12/2025
2	5/28 Albion Rd BOX HILL 3128	\$400,000	25/11/2025
3	5/34 Rose St BOX HILL 3128	\$435,000	25/08/2025

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:

10/03/2026 14:53



 2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

10/03/2025 - 09/03/2026: \$482,500

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.

Comparable Properties

8/9 Albion Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$420,000

Method: Sale

Date: 11/12/2025

Property Type: Strata Flat - Single OYO Flat



5/28 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

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  1

Price: \$400,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment

5/34 Rose St BOX HILL 3128 (VG)

Agent Comments

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Price: \$435,000

Method: Sale

Date: 25/08/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355



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