

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

3/10 Simpsons Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$900,000 & \$970,000

Median sale price

Median price \$955,000 Property Type Townhouse Suburb Box Hill

Period - From 06/03/2025 to 05/03/2026 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	5/8 Via Media BOX HILL 3128	\$835,000	25/02/2026
2	2/460 Middleborough Rd BLACKBURN 3130	\$910,000	14/02/2026
3	1B/479 Middleborough Rd BOX HILL NORTH 3129	\$853,888	16/12/2025

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:

06/03/2026 13:28



 3  2  1

Property Type: Townhouse (Res)

Land Size: 114 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$970,000

Median Townhouse Price

06/03/2025 - 05/03/2026: \$955,000

Comparable Properties



5/8 Via Media BOX HILL 3128 (REI)

Agent Comments

 3  1  2

Price: \$835,000

Method: Private Sale

Date: 25/02/2026

Property Type: Townhouse (Res)



2/460 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  1

Price: \$910,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



1B/479 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

Price: \$853,888

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Land Size: 180 sqm approx

Account - Barry Plant | P: 03 9874 3355