

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$920,000

### Median sale price

Median price \$828,900 Property Type Townhouse Suburb Box Hill

Period - From 06/08/2025 to 05/08/2026 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 | 6/1-3 Albion Rd BOX HILL 3128  | \$900,000 | 11/03/2026   |
| 2 | 11/8 Via Media BOX HILL 3128   | \$815,000 | 15/05/2026   |
| 3 | 5/8 Via Media BOX HILL 3128    | \$835,000 | 25/02/2026   |

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:

06/08/2026 16:13



 3  2  1

**Property Type:** Townhouse

**Land Size:** 114 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$920,000

**Median Townhouse Price**

06/08/2025 - 05/08/2026: \$828,900

## Comparable Properties

**6/1-3 Albion Rd BOX HILL 3128 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$900,000

**Method:**

**Date:** 11/03/2026

**Property Type:** Townhouse (Single)



**11/8 Via Media BOX HILL 3128 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$815,000

**Method:** Private Sale

**Date:** 15/05/2026

**Property Type:** Unit

**Land Size:** 120 sqm approx



**5/8 Via Media BOX HILL 3128 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$835,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** Townhouse (Res)

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