

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

11/8 Via Media, Box Hill Vic 3128

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

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

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	3/101 Albion Rd BOX HILL 3128	\$810,500	21/03/2026
2	5/8 Via Media BOX HILL 3128	\$835,000	25/02/2026
3	10/1 Via Media BOX HILL 3128	\$765,000	17/10/2025

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:

10/04/2026 16:19



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  2

Property Type: Unit
Land Size: 120 sqm approx
Agent Comments

Indicative Selling Price
 \$790,000 - \$850,000
Median Unit Price
 March quarter 2026: \$515,000

Comparable Properties



3/101 Albion Rd BOX HILL 3128 (REI)

Agent Comments

 3
  2
  1

Price: \$810,500
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 103 sqm approx



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

Agent Comments

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Price: \$835,000
Method: Private Sale
Date: 25/02/2026
Property Type: Townhouse (Res)



10/1 Via Media BOX HILL 3128 (VG)

Agent Comments

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Price: \$765,000
Method: Sale
Date: 17/10/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355