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 Venice Street, Box Hill South Vic 3128

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $1,423,000 Property Type House Suburb Box Hill South

Period - From 01/10/2024 to 31/12/2024 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	4 Cunningham St BOX HILL 3128	$2,770,000	17/02/2025
2	3 Standard Av BOX HILL 3128	$2,750,888	09/11/2024
3	122 Windsor Cr SURREY HILLS 3127	$2,695,000	23/09/2024

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: 16/03/2025 10:41

4 Venice Street, Box Hill South Vic 3128



4 3 2

Property Type: House
Land Size: 878 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
December quarter 2024: $1,423,000

Comparable Properties



4 Cunningham St BOX HILL 3128 (REI)

5 4 2

Price: $2,770,000
Method: Private Sale
Date: 17/02/2025
Property Type: House

Agent Comments



3 Standard Av BOX HILL 3128 (VG)

3 - -

Price: $2,750,888
Method: Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



122 Windsor Cr SURREY HILLS 3127 (REI/VG)

5 3 2

Price: $2,695,000
Method: Private Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899

REIV THE DIFFERENCE

propertydata .com.au

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