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	9 Venice Street, Box Hill South Vic 3128

Indicative selling price

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

Range between $3,100,000 & $3,380,000

Median sale price

Median price $1,535,500 Property Type House Suburb Box Hill South

Period - From 01/01/2025 to 31/03/2025 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 Venice St BOX HILL SOUTH 3128	$3,020,800	22/03/2025
2	18 Elm St SURREY HILLS 3127	$3,650,800	22/02/2025
3	51 Russell St SURREY HILLS 3127	$3,210,000	05/02/2025

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: 10/06/2025 17:15

9 Venice Street, Box Hill South Vic 3128



5 5 2

Property Type: House
Land Size: 710 sqm approx

Agent Comments

Indicative Selling Price
$3,100,000 - $3,380,000
Median House Price
March quarter 2025: $1,535,500

Comparable Properties



4 Venice St BOX HILL SOUTH 3128 (REI/VG)

4 3 2

Price: $3,020,800
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments



18 Elm St SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $3,650,800
Method: Sold Before Auction
Date: 22/02/2025
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments



51 Russell St SURREY HILLS 3127 (REI/VG)

5 3 3

Price: $3,210,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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