

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	36 Suffolk Rd SURREY HILLS 3127	\$3,390,000	05/04/2025
2	26 Salisbury Av MONT ALBERT 3127	\$3,115,000	29/03/2025
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:

23/05/2025 13:20



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



36 Suffolk Rd SURREY HILLS 3127 (REI)

Agent Comments

5 2 2

Price: \$3,390,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 1070 sqm approx



26 Salisbury Av MONT ALBERT 3127 (REI)

Agent Comments

4 2 2

Price: \$3,115,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 728 sqm approx



51 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments

5 3 3

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