Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Venice Street, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$3,100,000		&		\$3,380,000					
Median sale price										
Median price	\$1,535,500	Pro	Property Type		House		Suburb	Box Hill South		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress 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









Property Type: House Land Size: 710 sqm approx Agent Comments Toby Parker 0413581104 tobyparker@jelliscraig.com.au

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) 5 2 Price: \$3,390,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 1070 sqm approx	Agent Comments
26 Salisbury Av MONT ALBERT 3127 (REI) 4 2 2 2 Price: \$3,115,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 728 sqm approx	Agent Comments
51 Russell St SURREY HILLS 3127 (REI/VG) 5 3 6 3 7 7 7 7 7 7 7 7 7 7 7 7 7	Agent Comments

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



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