

# 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

1B Neville Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,492,000

Property Type House

Suburb Box Hill South

Period - From 02/06/2024

to

01/06/2025

Source

Property Data

### 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	30 Douglas Av BOX HILL SOUTH 3128	\$1,215,000	31/05/2025
2	2/23 Duffy St BURWOOD 3125	\$1,000,000	03/05/2025
3	2/22 Edwards St BURWOOD 3125	\$1,162,000	29/03/2025

**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:

02/06/2025 07:08

1B Neville Street, Box Hill South Vic 3128



Christine Bafas

9908 5700

0427 835 610

christinebafas@jellisrcraig.com.au

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

02/06/2024 - 01/06/2025: \$1,492,000



3 2 2

**Property Type:** House

**Land Size:** 545 sqm approx

**Agent Comments**

## Comparable Properties



**30 Douglas Av BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** House (Res)

**Land Size:** 330 sqm approx



**2/23 Duffy St BURWOOD 3125 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** Unit

**Land Size:** 509 sqm approx



**2/22 Edwards St BURWOOD 3125 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,162,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 426 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700



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