

# 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 \$1,536,500

Property Type House

Suburb Box Hill South

Period - From 01/04/2025

to 30/06/2025

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	116 Elgar Rd BOX HILL SOUTH 3128	\$1,140,000	19/07/2025
2	2/17 Parkside Av BOX HILL 3128	\$1,190,000	07/06/2025
3	2/23 Duffy St BURWOOD 3125	\$1,000,000	03/05/2025

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:

28/07/2025 12:14



3 2 2

**Property Type:** House  
**Land Size:** 545 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 June quarter 2025: \$1,536,500

## Comparable Properties



**116 Elgar Rd BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 19/07/2025  
**Property Type:** House (Res)  
**Land Size:** 426 sqm approx



**2/17 Parkside Av BOX HILL 3128 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 07/06/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 240 sqm approx



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

**Agent Comments**

3 2 2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 03/05/2025  
**Property Type:** Unit  
**Land Size:** 509 sqm approx

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