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	1b Neville Street, Box Hill South Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,536,500	Pro	perty 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
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JellisCraig





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)



Price: \$1,140,000 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res) Land Size: 426 sqm approx

Agent Comments



2/17 Parkside Av BOX HILL 3128 (REI)





Agent Comments

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)

Price: \$1,000,000 Method: Auction Sale Date: 03/05/2025 Property Type: Unit

Land Size: 509 sqm approx

Agent Comments

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





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