

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 30 Nash Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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	30 Wellard Rd BOX HILL SOUTH 3128	\$1,513,000	06/09/2025
2	15 Jellicoe St BOX HILL SOUTH 3128	\$1,400,000	05/07/2025
3	14 Nash Rd BOX HILL SOUTH 3128	\$1,551,000	16/04/2025

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:

23/09/2025 09:58

Christopher Cain
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2025: \$1,536,500



2 2 2

Property Type: House

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



30 Wellard Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 1

Price: \$1,513,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 640 sqm approx



15 Jellicoe St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 2

Price: \$1,400,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 697 sqm approx



14 Nash Rd BOX HILL SOUTH 3128 (VG)

Agent Comments

4 - -

Price: \$1,551,000

Method: Sale

Date: 16/04/2025

Property Type: House (Res)

Land Size: 644 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999