

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

16 Asquith Street, Box Hill South Vic 3128

Indicative selling price

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

Single price \$3,300,000

Median sale price

Median price \$1,407,500

Property Type House

Suburb Box Hill South

Period - From 01/07/2025

to 30/09/2025

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	18 Asquith St BOX HILL SOUTH 3128	\$3,480,000	13/09/2025
2	13 Venice St BOX HILL SOUTH 3128	\$3,405,000	16/10/2025
3			

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:

29/10/2025 13:53

16 Asquith Street, Box Hill South Vic 3128



5 4 2

Property Type: House
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000
Median House Price
September quarter 2025: \$1,407,500

Comparable Properties

18 Asquith St BOX HILL SOUTH 3128 (REI) Agent Comments

5 4 2

Price: \$3,480,000
Method:
Date: 13/09/2025
Property Type: House



13 Venice St BOX HILL SOUTH 3128 (REI) Agent Comments

6 6 4

Price: \$3,405,000
Method: Private Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 708 sqm approx

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.

Account - McGrath Doncaster | P: 03 8822 6188



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