

# 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

804/15 Irving Avenue, Box Hill Vic 3128

### Indicative selling price

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

Single price

\$539,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Box Hill

Period - From

30/01/2025

to

29/01/2026

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	108/710 Station St BOX HILL 3128	\$520,000	07/10/2025
2	902/3 Young St BOX HILL 3128	\$530,000	08/09/2025
3	309/15 Irving Av BOX HILL 3128	\$500,000	02/08/2025

**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:

30/01/2026 18:32



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$539,000

**Median Unit Price**

30/01/2025 - 29/01/2026: \$500,000

## Comparable Properties



**108/710 Station St BOX HILL 3128 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 07/10/2025

**Property Type:** Apartment



**902/3 Young St BOX HILL 3128 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 08/09/2025

**Property Type:** Apartment



**309/15 Irving Av BOX HILL 3128 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 02/08/2025

**Property Type:** Apartment

Account - McGrath Box Hill | P: 03 9889 8800