

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$547,000

Property Type Unit

Suburb Box Hill

Period - From 06/12/2024

to

05/12/2025

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	16/41 Harrow St BOX HILL 3128	\$560,000	03/11/2025
2	1902/850 Whitehorse Rd BOX HILL 3128	\$558,000	16/10/2025
3	902/3 Young St BOX HILL 3128	\$530,000	08/09/2025

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:

06/12/2025 14:32



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median Unit Price
06/12/2024 - 05/12/2025: \$547,000

Comparable Properties



16/41 Harrow St BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$560,000
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment



1902/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$558,000
Method: Private Sale
Date: 16/10/2025
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