## 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              | 804/15 Irving Avenue, Box Hill Vic 3128 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |

#### 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  | Pro | perty Type U | nit |       | Suburb   | Box Hill |
|---------------|------------|-----|--------------|-----|-------|----------|----------|
| Period - From | 06/12/2024 | to  | 05/12/2025   | So  | ource | 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

| Add | dress 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 comparableproperties 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 |
|--|------------------|









**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)

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**—** 

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**a** 

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

Property Type: Apartment

**Agent Comments** 



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

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**Agent Comments** 

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

Property Type: Apartment



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

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**Price:** \$530,000 **Method:** Private Sale **Date:** 08/09/2025

Property Type: Apartment

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800





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