

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

106/5-7 IRVING AVENUE BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$582,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

609/5-7 IRVING AVENUE BOX HILL VIC 3128	\$450,000	16-Apr-25
3/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$575,000	09-Apr-25
808/3 YOUNG STREET BOX HILL VIC 3128	\$547,000	09-May-25

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 6 months.~~

This Statement of Information was prepared on: 01 July 2025



609/5-7 IRVING AVENUE BOX HILL VIC 3128

Sold Price

\$450,000

Sold Date

16-Apr-25

2

1

1

Distance

0km



3/7-9 ARCHIBALD STREET BOX HILL VIC 3128

Sold Price

\$575,000

Sold Date

09-Apr-25

2

2

1

Distance

0.19km



808/3 YOUNG STREET BOX HILL VIC 3128

Sold Price

\$547,000

Sold Date

09-May-25

2

2

-

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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