

## 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

104/5-7 IRVING AVENUE BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$385,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 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

509/710 STATION STREET BOX HILL VIC 3128	\$420,000	23-Apr-25
305/710 STATION STREET BOX HILL VIC 3128	\$416,000	29-May-25
7/40 ROSE STREET BOX HILL VIC 3128	\$388,000	08-Jan-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: 30 June 2025



## 509/710 STATION STREET BOX HILL VIC 3128

2 1 1

Sold Price

**\$420,000**

Sold Date

**23-Apr-25**

Distance

**0.17km**



## 305/710 STATION STREET BOX HILL VIC 3128

2 1 1

Sold Price

<sup>RS</sup> **\$416,000**

Sold Date

**29-May-25**

Distance

**0.17km**



## 7/40 ROSE STREET BOX HILL VIC 3128

2 1 1

Sold Price

**\$388,000**

Sold Date

**08-Jan-25**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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