

# 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

810/5-7 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)

Range between

\$390,000

&

\$420,000

### Median sale price

Median price

\$504,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2025

to

30/06/2025

Source

REIV

### 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	811/850 Whitehorse Rd BOX HILL 3128	\$390,000	01/07/2025
2	2/300 Middleborough Rd BLACKBURN 3130	\$420,000	24/02/2025
3			

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:

21/07/2025 12:49



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median Unit Price**  
June quarter 2025: \$504,000

## Comparable Properties



**811/850 Whitehorse Rd BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 01/07/2025  
**Property Type:** Apartment



**2/300 Middleborough Rd BLACKBURN 3130 (REI/VG)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 24/02/2025  
**Property Type:** Apartment

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.