

## 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

P03/5-7 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

\$640,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

Other

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 809/5-7 IRVING AVENUE BOX HILL VIC 3128 | \$670,000 | 29-Apr-25 |
| 303/5-7 IRVING AVENUE BOX HILL VIC 3128 | \$648,000 | 22-Apr-25 |
| 805/5-7 IRVING AVENUE BOX HILL VIC 3128 | \$650,000 | 19-Feb-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: 02 June 2025



**809/5-7 IRVING AVENUE BOX HILL VIC 3128** Sold Price

<sup>RS</sup> **\$670,000** Sold Date **29-Apr-25**

 2  2  1

Distance **0.01km**



**303/5-7 IRVING AVENUE BOX HILL VIC 3128** Sold Price

<sup>RS</sup> **\$648,000** <sup>UN</sup> Sold Date **22-Apr-25**

 2  2  -

Distance **0.01km**



**805/5-7 IRVING AVENUE BOX HILL VIC 3128** Sold Price

**\$650,000** Sold Date **19-Feb-25**

 2  2  -

Distance **0.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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