

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

311/5-7 Irving Avenue, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$480,000

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	1910/850 Whitehorse Rd BOX HILL 3128	\$460,000	06/05/2025
2	1115/545 Station St BOX HILL 3128	\$500,000	01/05/2025
3	105/761 Station St BOX HILL NORTH 3129	\$480,000	09/04/2025

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:

02/08/2025 13:11

311/5-7 Irving Avenue, Box Hill Vic 3128

JellisCraig

Andrew Shen

9908 5700

0410 108 000

andrewshen@jelliscraig.com.au

Indicative Selling Price

\$480,000

Median Unit Price

June quarter 2025: \$504,000



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1910/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$460,000

Method: Private Sale

Date: 06/05/2025

Property Type: Apartment



1115/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments

 2  2  -

Price: \$500,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



105/761 Station St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 2  2  1

Price: \$480,000

Method: Private Sale

Date: 09/04/2025

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



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