

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Box Hill

Period - From 01/01/2025 to 31/03/2025 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	G05/750 Station St BOX HILL 3128	\$451,000	26/04/2025
2	207/15-21 Harrow St BOX HILL 3128	\$413,000	17/04/2025
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:

13/05/2025 23:27



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



G05/750 Station St BOX HILL 3128 (REI)

Agent Comments



Price: \$451,000
Method: Auction Sale
Date: 26/04/2025
Property Type: Apartment



207/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments



Price: \$413,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment



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

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 09/04/2025
Property Type: Apartment