

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 G13/15 Irving Avenue, Box Hill, VIC 3128

Indicative selling price

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

Price Range

\$450,000

&

\$495,000

Median sale price

Median price

\$586,000

Property Type

Apartment

Suburb

Box Hill (3128)

Period - From

01/01/2024

to

31/12/2024

Source

pricefinder

Comparable property sales

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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
850 WHITEHORSE ROAD, BOX HILL VIC 3128	\$480,000	29/12/2024
850 WHITEHORSE ROAD, BOX HILL VIC 3128	\$468,000	31/12/2024
702/1 ELLAND AVENUE, BOX HILL VIC 3128	\$450,000	09/01/2025

This Statement of Information was prepared on: 12/02/2025