

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 509/15 Irving Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$557,900 Property Type Unit Suburb Box Hill

Period - From 01/01/2024 to 31/12/2024 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	613/545 Station St BOX HILL 3128	\$618,000	17/01/2025
2	2704/545 Station St BOX HILL 3128	\$640,500	02/11/2024
3	3205/545 Station St BOX HILL 3128	\$612,500	13/10/2024

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: 07/02/2025 18:29

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Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

Year ending December 2024: \$557,900



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



613/545 Station St BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$618,000

Method: Private Sale

Date: 17/01/2025

Property Type: Apartment



2704/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$640,500

Method: Private Sale

Date: 02/11/2024

Property Type: Apartment



3205/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$612,500

Method: Private Sale

Date: 13/10/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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