

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

206/19 Irving Avenue, Box Hill Vic 3128

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Box Hill

Period - From 01/10/2024

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	205/95 Thames St BOX HILL 3128	\$485,000	15/01/2025
2	501/19 Irving Av BOX HILL 3128	\$495,000	22/09/2024
3	806/6 Wellington Rd BOX HILL 3128	\$497,000	22/08/2024

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:

25/01/2025 08:42



2
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 1

Property Type: Apartment

Agent Comments

Council rate - approx. \$800 P/A Body corp fees - approx. \$3622 P/A Potential rental - \$550 P/W

Indicative Selling Price

\$465,000

Median Unit Price

December quarter 2024: \$640,000

Comparable Properties



205/95 Thames St BOX HILL 3128 (REI)

[Agent Comments](#)

2
 1
 1

Price: \$485,000

Method: Private Sale

Date: 15/01/2025

Property Type: Apartment

501/19 Irving Av BOX HILL 3128 (VG)

[Agent Comments](#)

2
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Price: \$495,000

Method: Sale

Date: 22/09/2024

Property Type: Subdivided Flat - Single OYO Flat

806/6 Wellington Rd BOX HILL 3128 (VG)

[Agent Comments](#)

2
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Price: \$497,000

Method: Sale

Date: 22/08/2024

Property Type: Strata Unit/Flat

Account - The One Real Estate (AU) | P: 03 7007 5707