

## 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

106/5-7 IRVING AVENUE BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 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

101/95 THAMES STREET BOX HILL VIC 3128	\$488,000	05-Jan-26
3205/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$502,000	21-Oct-25
2/7 GLENMORE STREET BOX HILL VIC 3128	\$482,500	04-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 20 January 2026



**101/95 THAMES STREET BOX HILL  
VIC 3128**

Sold Price

<sup>RS</sup>

**\$488,000**

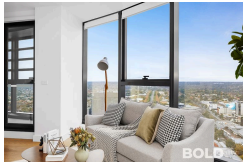
Sold Date

**05-Jan-26**

 2  1  1

Distance

**0.34km**



**3205/850 WHITEHORSE ROAD  
BOX HILL VIC 3128**

Sold Price

<sup>RS</sup>

**\$502,000**

Sold Date

**21-Oct-25**

 2  1  1

Distance

**0.43km**



**2/7 GLENMORE STREET BOX HILL  
VIC 3128**

Sold Price

<sup>RS</sup>

**\$482,500**

<sup>UN</sup>

Sold Date

**04-Dec-25**

 2  1  1

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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