

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

107/19 IRVING AVENUE BOX HILL VIC 3128

Indicative selling price

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

Single Price

or range
between

\$430,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2024

to

31 Oct 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

212/712 STATION STREET BOX HILL VIC 3128	\$438,880	09-Sep-25
506/17 ARNOLD STREET BOX HILL VIC 3128	\$455,000	17-Jul-25
1408/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	18-Jul-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: 05 November 2025

Linda Pan

M 0449104046

E linda.pan@raywhite.com



212/712 STATION STREET BOX HILL VIC 3128

2 1 1

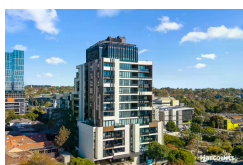
Sold Price

\$438,880

Sold Date **09-Sep-25**

Distance

0.31km



506/17 ARNOLD STREET BOX HILL VIC 3128

2 1 1

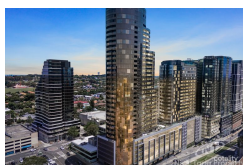
Sold Price

\$455,000

Sold Date **17-Jul-25**

Distance

0.42km



1408/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 1 1

Sold Price

\$460,000

Sold Date **18-Jul-25**

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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