

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

204/19 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2025

to

30 Jun 2026

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

2614/545 STATION STREET BOX HILL VIC 3128	\$365,000	11-May-26
117/1 SERGEANT STREET BLACKBURN VIC 3130	\$370,000	06-Mar-26
11/20 ASHTED ROAD BOX HILL VIC 3128	\$350,000	29-Apr-26

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: 13 July 2026



2614/545 STATION STREET BOX HILL VIC 3128

1 1 1

Sold Price

\$365,000

Sold Date

11-May-26

Distance

0.47km



117/1 SERGEANT STREET BLACKBURN VIC 3130

1 1 1

Sold Price

\$370,000

Sold Date

06-Mar-26

Distance

1.94km



11/20 ASHTED ROAD BOX HILL VIC 3128

1 1 1

Sold Price

\$350,000

Sold Date

29-Apr-26

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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