

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

\$438,000

Median sale price

Median price

\$531,000

Property Type

Unit

Suburb

Box Hill

Period - From

07/07/2024

to

06/07/2025

Source

Property Data

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	505/1 Archibald St BOX HILL 3128	\$425,000	23/05/2025
2	G13/15 Irving Av BOX HILL 3128	\$455,000	10/04/2025
3	206/740 Station St BOX HILL 3128	\$440,000	15/03/2025

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:

07/07/2025 16:16



 2
  1
  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

\$438,000

Median Unit Price

07/07/2024 - 06/07/2025: \$531,000

Comparable Properties



505/1 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$425,000

Method: Private Sale

Date: 23/05/2025

Property Type: Apartment



G13/15 Irving Av BOX HILL 3128 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$455,000

Method: Private Sale

Date: 10/04/2025

Property Type: Apartment



206/740 Station St BOX HILL 3128 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$440,000

Method: Private Sale

Date: 15/03/2025

Property Type: Apartment

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