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	For the	meaning	of this	price see	consumer.vi	c.gov.au/	underquoting
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Single price \$438,000

Median sale price

Median price	\$531,000	Pro	operty 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.

Add	dress 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





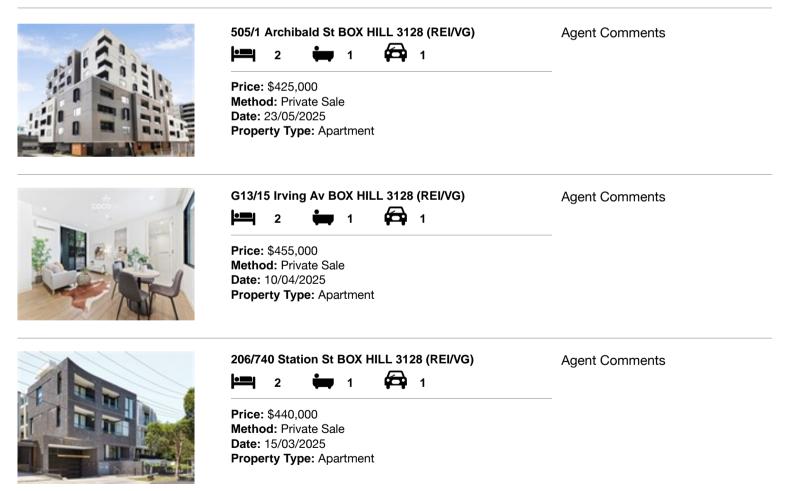




Property Type: Apartment Agent Comments Indicative Selling Price \$438,000 Median Unit Price 07/07/2024 - 06/07/2025: \$531,000

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

Comparable Properties



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