

## 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

406/15 IRVING AVENUE BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2024

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| G13/15 IRVING AVENUE BOX HILL VIC 3128     | \$455,000 | 30-Mar-25 |
| 703/12 NELSON ROAD BOX HILL VIC 3128       | \$475,000 | 30-Jun-25 |
| 1619/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$458,000 | 23-Sep-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: 02 October 2025



**G13/15 IRVING AVENUE BOX HILL  
VIC 3128**

Sold Price

**\$455,000**

Sold Date

**30-Mar-25**

 2

 1

 1

Distance

**0km**



**703/12 NELSON ROAD BOX HILL  
VIC 3128**

Sold Price

**\$475,000**

Sold Date

**30-Jun-25**

 2

 1

 1

Distance

**0.14km**



**1619/850 WHITEHORSE ROAD BOX  
HILL VIC 3128**

Sold Price

<sup>RS</sup> **\$458,000**

Sold Date

**23-Sep-25**

 2

 1

 1

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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