

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

408/15 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 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

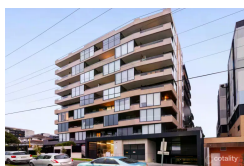
309/15 IRVING AVENUE BOX HILL VIC 3128	\$500,000	02-Aug-25
3/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$575,000	09-Apr-25
102/17 ARNOLD STREET BOX HILL VIC 3128	\$540,000	29-Aug-25

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: 15 September 2025

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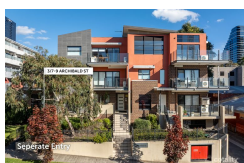
309/15 IRVING AVENUE BOX HILL VIC 3128

2 2 1

Sold Price

^{RS} \$500,000 Sold Date 02-Aug-25

Distance 0km



3/7-9 ARCHIBALD STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$575,000 Sold Date 09-Apr-25

Distance 0.1km



102/17 ARNOLD STREET BOX HILL VIC 3128

2 2 1

Sold Price

^{RS} \$540,000 Sold Date 29-Aug-25

Distance 0.44km

RS = Recent sale UN = Undisclosed Sale

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