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

804/5-7 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	\$630,000	&	\$645,000
og.ooo	between	4000,000	.	ψο .σ,σσσ

Median sale price

(*Delete house or unit as applicable)

Median Price	\$598,700	Prop	erty type	e Unit		Suburb	Box Hill
Period-from	01 Apr 2024	to	31 Mar 2	2025	Source		Corelogic

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
805/5-7 IRVING AVENUE BOX HILL VIC 3128	\$650,000	19-Feb-25
P05/5-7 IRVING AVENUE BOX HILL VIC 3128	\$700,000	20-Feb-25
703/5-7 IRVING AVENUE BOX HILL VIC 3128	\$608,888	04-Feb-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: 16 April 2025





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805/5-7 IRVING AVENUE BOX HILL Sold Price VIC 3128

\$650,000 Sold Date 19-Feb-25

Distance

Okm



PO5/5-7 IRVING AVENUE BOX HILL Sold Price **VIC 3128**

**\$700,000 UN Sold Date 20-Feb-25

Distance



703/5-7 IRVING AVENUE BOX HILL Sold Price

RS \$608,888 UN

Sold Date **04-Feb-25**

Distance

0km

VIC 3128

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RS = Recent sale

UN = Undisclosed Sale

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