

# 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

809/5-7 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)

Range between

\$620,000

&

\$670,000

### Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Box Hill

Period - From

06/10/2024

to

06/04/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
805/5-7 Irving Av, Box Hill Vic	\$650,000	19/02/2025
2709/850 Whitehorse Rd, Box Hill Vic	\$670,000	19/02/2025
2704/545 Station St, Box Hill Vic	\$640,500	02/11/2024

This Statement of Information was prepared on:

07/04/2025