

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

P03/5-7 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

\$640,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

Other

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 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

809/5-7 IRVING AVENUE BOX HILL VIC 3128	\$670,000	29-Apr-25
303/5-7 IRVING AVENUE BOX HILL VIC 3128	\$648,000	22-Apr-25
805/5-7 IRVING AVENUE BOX HILL VIC 3128	\$650,000	19-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: 02 June 2025



809/5-7 IRVING AVENUE BOX HILL VIC 3128 Sold Price

^{RS} **\$670,000** Sold Date **29-Apr-25**

2 2 1

Distance **0.01km**



303/5-7 IRVING AVENUE BOX HILL VIC 3128 Sold Price

^{RS} **\$648,000** ^{UN} Sold Date **22-Apr-25**

2 2 -

Distance **0.01km**



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

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

2 2 -

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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