

## 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

204/19 IRVING AVENUE BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2025

to

31 May 2026

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 302/1 ARCHIBALD STREET BOX HILL VIC 3128   | \$388,000 | 05-Feb-26 |
| 1607/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$382,000 | 13-Mar-26 |
| 1014/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$370,000 | 16-Apr-26 |

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 2026



## 302/1 ARCHIBALD STREET BOX HILL VIC 3128

1 1 1

Sold Price **\$388,000** Sold Date **05-Feb-26**

Distance **0.12km**

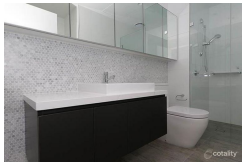


## 1607/850 WHITEHORSE ROAD BOX HILL VIC 3128

1 1 1

Sold Price **\$382,000** Sold Date **13-Mar-26**

Distance **0.3km**



## 1014/850 WHITEHORSE ROAD BOX HILL VIC 3128

1 1 1

Sold Price **\$370,000** Sold Date **16-Apr-26**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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