

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

605/15 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2025

to

31 Jul 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

701/1 ARCHIBALD STREET BOX HILL VIC 3128	\$560,000	27-Feb-26
3002/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$555,000	20-Apr-26
301/999 WHITEHORSE ROAD BOX HILL VIC 3128	\$530,000	24-Jul-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: 06 August 2026


**701/1 ARCHIBALD STREET BOX
HILL VIC 3128**

 2
  2
  1

Sold Price

\$560,000

Sold Date

27-Feb-26

Distance

0.11km

**3002/850 WHITEHORSE ROAD
BOX HILL VIC 3128**

 2
  2
  1

Sold Price

\$555,000

Sold Date

20-Apr-26

Distance

0.3km

**301/999 WHITEHORSE ROAD BOX
HILL VIC 3128**

 2
  2
  1

Sold Price

^{RS} **\$530,000**

Sold Date

24-Jul-26

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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