

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

9/5-7 Irving Avenue, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$460,000

&

\$495,000

Median sale price

Median price

\$483,750

Property Type

Unit

Suburb

Box Hill

Period - From

11/03/2025

to

10/03/2026

Source

Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	809/710 Station St BOX HILL 3128	\$480,000	23/01/2026
2	306/1 Archibald St BOX HILL 3128	\$489,900	25/11/2025
3	1708/11 Prospect St BOX HILL 3128	\$465,000	13/11/2025

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 six months.~~

This Statement of Information was prepared on:

11/03/2026 13:18



 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$495,000
Median Unit Price
11/03/2025 - 10/03/2026: \$483,750

Comparable Properties



809/710 Station St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$480,000
Method: Sale
Date: 23/01/2026
Property Type: Subdivided Flat - Single OYO Flat



306/1 Archibald St BOX HILL 3128 (VG)

Agent Comments

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Price: \$489,900
Method: Sale
Date: 25/11/2025
Property Type: Subdivided Flat - Single OYO Flat



1708/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

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Price: \$465,000
Method: Sale
Date: 13/11/2025
Property Type: Subdivided Flat - Single OYO Flat