

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

905/851 WHITEHORSE ROAD 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

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2025

to

31 Dec 2025

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

21-23 IRVING AVENUE BOX HILL VIC 3128	755000	02-Dec-25
706/15 IRVING AVENUE BOX HILL VIC 3128	580000	16-Sep-25
G03/5-7 IRVING AVENUE BOX HILL VIC 3128	635000	08-Sep-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: 05 January 2026

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**21-23 IRVING AVENUE BOX HILL
VIC 3128**

Sold Price

755000Sold Date **02-Dec-25**

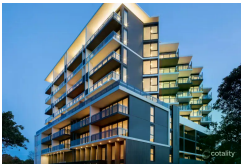
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Distance **0.29km****706/15 IRVING AVENUE BOX HILL
VIC 3128**

Sold Price

580000Sold Date **16-Sep-25**

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Distance **0.34km****G03/5-7 IRVING AVENUE BOX HILL
VIC 3128**

Sold Price

^{RS} **635000** ^{UN}Sold Date **08-Sep-25**

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Distance **0.47km****RS** = Recent sale**UN** = Undisclosed Sale

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