

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1 Herring Court Roxburgh Park VIC 3064

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

&

Median sale price

(*Delete house or unit as applicable)

Median price

Property
type

Suburb

Period - From

to

Source

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
6 AVONLEA COURT ROXBURGH PARK VIC 3064	\$801,000	28-Feb-2026
8 TIFFANY CRESCENT ROXBURGH PARK VIC 3064	\$770,000	28-Apr-2026
16 MAGRA PLACE ROXBURGH PARK VIC 3064	\$765,000	01-Aug-2026

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.