

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

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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Roxburgh Park

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

6 AVONLEA COURT ROXBURGH PARK VIC 3064	\$801,000	28-Feb-26
8 TIFFANY CRESCENT ROXBURGH PARK VIC 3064	\$770,000	28-Apr-26
16 MAGRA PLACE ROXBURGH PARK VIC 3064	\$765,000	01-Aug-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: 05 August 2026



**6 AVONLEA COURT ROXBURGH
PARK VIC 3064**

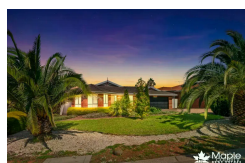
 3  2  2

Sold Price

\$801,000

Sold Date **28-Feb-26**

Distance **0.68km**



**8 TIFFANY CRESCENT ROXBURGH
PARK VIC 3064**

 4  2  2

Sold Price

\$770,000

Sold Date **28-Apr-26**

Distance **0.73km**



**16 MAGRA PLACE ROXBURGH
PARK VIC 3064**

 3  2  2

Sold Price

^{RS} **\$765,000**

Sold Date **01-Aug-26**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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