

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 HEMSWORTH 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

\$570,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

4 BENTHAM STREET ROXBURGH PARK VIC 3064	\$570,000	19-Nov-24
7 MCCONNELL CRESCENT ROXBURGH PARK VIC 3064	\$580,112	22-Feb-25
13 ISPARTA MEWS ROXBURGH PARK VIC 3064	\$583,000	22-Feb-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: 07 March 2025



4 BENTHAM STREET ROXBURGH PARK VIC 3064

 3  2  2

Sold Price

\$570,000

Sold Date **19-Nov-24**

Distance **0.17km**



7 MCCONNELL CRESCENT ROXBURGH PARK VIC 3064

 3  1  2

Sold Price

^{RS} **\$580,112**

Sold Date **22-Feb-25**

Distance **1.01km**



13 ISPARTA MEWS ROXBURGH PARK VIC 3064

 3  2  2

Sold Price

^{RS} **\$583,000**

Sold Date **22-Feb-25**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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