

## 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

15 QUARTER STREET ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Nov 2023

to

31 Oct 2024

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 PORTER AVENUE ROXBURGH PARK VIC 3064	\$890,000	10-Aug-24
9 STARBOARD STREET GREENVALE VIC 3059	\$900,000	13-Sep-24
4 BERTINI DRIVE GREENVALE VIC 3059	\$920,000	18-Oct-24

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: 18 November 2024



**4 PORTER AVENUE ROXBURGH  
PARK VIC 3064**

5 3 2

Sold Price **\$890,000** Sold Date **10-Aug-24**

Distance **1.83km**



**9 STARBOARD STREET  
GREENVALE VIC 3059**

4 3 2

Sold Price **\$900,000** Sold Date **13-Sep-24**

Distance **0.98km**



**4 BERTINI DRIVE GREENVALE VIC  
3059**

3 2 2

Sold Price <sup>RS</sup> **\$920,000** Sold Date **18-Oct-24**

Distance **2.59km**

RS = Recent sale      UN = Undisclosed Sale

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