

## 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

7 RICHMOND TERRACE 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

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Feb 2024

to

31 Jan 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

6 RICHMOND TERRACE ROXBURGH PARK VIC 3064	\$470,000	06-Sep-24
41 ALMANDS AVENUE ROXBURGH PARK VIC 3064	\$490,000	23-Aug-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: 13 February 2025



**6 RICHMOND TERRACE  
ROXBURGH PARK VIC 3064**

3 1 2

Sold Price **\$470,000** Sold Date **06-Sep-24**

Distance **0.01km**



**41 ALMANDS AVENUE ROXBURGH  
PARK VIC 3064**

3 2 2

Sold Price **\$490,000** Sold Date **23-Aug-24**

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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