

## 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 REGENCY ROAD 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

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,750

Property type

House

Suburb

Roxburgh Park

Period-from

01 Sep 2025

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 2 HAYFIELD ROAD ROXBURGH PARK VIC 3064    | \$790,000 | 17-Aug-26 |
| 7 DYMOCK COURT CRAIGIEBURN VIC 3064       | \$740,000 | 18-Jul-26 |
| 4 VILLAWOOD AVENUE ROXBURGH PARK VIC 3064 | \$770,000 | 09-Apr-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: 19 September 2026



## 2 HAYFIELD ROAD ROXBURGH PARK VIC 3064

 5
  2
  2

Sold Price

<sup>RS</sup>
**\$790,000**

Sold Date

**17-Aug-26**

Distance

**0.2km**


## 7 DYMOCK COURT CRAIGIEBURN VIC 3064

 4
  2
  2

Sold Price

**\$740,000**

Sold Date

**18-Jul-26**

Distance

**0.31km**


## 4 VILLAWOOD AVENUE ROXBURGH PARK VIC 3064

 4
  2
  2

Sold Price

**\$770,000**

Sold Date

**09-Apr-26**

Distance

**0.38km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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