

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

10/7 WHILTSHIRE DRIVE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Jul 2025

to

30 Jun 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

6/7 WHILTSHIRE DRIVE ROXBURGH PARK VIC 3064	\$505,000	06-Apr-25
23/26 THE RIDGE ROXBURGH PARK VIC 3064	\$520,000	27-May-26
18/67 RAVENHILL BOULEVARD ROXBURGH PARK VIC 3064	\$512,500	24-Feb-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.~~

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Amin Halabi
P 93094888
M 0401789004
E Ahalabi@ypa.com.au



**6/7 WHILTSHIRE DRIVE
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$505,000** Sold Date **06-Apr-25**

Distance **0.03km**



**23/26 THE RIDGE ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price **\$520,000** Sold Date **27-May-26**

Distance **0.03km**



**18/67 RAVENHILL BOULEVARD
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$512,500** Sold Date **24-Feb-26**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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