

# 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 WOODSIDE WAY 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2024

to

31 May 2025

Source

realestate.com.au

### 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

69 SANDOVER DRIVE ROXBURGH PARK VIC 3064	\$640,000	25-Jan-25
3 BRUSHWOOD CIRCUIT ROXBURGH PARK VIC 3064	\$635,000	17-May-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: 03 June 2025



## 69 SANDOVER DRIVE ROXBURGH PARK VIC 3064

 3  2  2

Sold Price

**\$640,000**

Sold Date

**25-Jan-25**

Distance

**0.86km**



## 3 BRUSHWOOD CIRCUIT ROXBURGH PARK VIC 3064

 3  2  2

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**17-May-25**

Distance

**0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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