

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

13 CRESWICK COURT 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Apr 2024

to

31 Mar 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

16 MERRIGAN COURT ROXBURGH PARK VIC 3064	\$580,111	05-Feb-25
7 MCCONNELL CRESCENT ROXBURGH PARK VIC 3064	\$580,112	22-Feb-25
4 TELFORD COURT MEADOW HEIGHTS VIC 3048	\$650,000	21-Mar-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: 16 April 2025



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**16 MERRIGAN COURT ROXBURGH
PARK VIC 3064**

3 1 1

Sold Price

\$580,111

Sold Date **05-Feb-25**

Distance **0.9km**



**7 MCCONNELL CRESCENT
ROXBURGH PARK VIC 3064**

3 1 2

Sold Price

\$580,112

Sold Date **22-Feb-25**

Distance **0.59km**



**4 TELFORD COURT MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price

^{RS} **\$650,000**

Sold Date **21-Mar-25**

Distance **3.14km**

RS = Recent sale

UN = Undisclosed Sale

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