

## 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 KIRWAN AVENUE ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Aug 2024

to

31 Jul 2025

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1 MCGINNESS AVENUE ROXBURGH PARK VIC 3064  | \$780,000 | 26-Mar-25 |
| 3 AVONLEA COURT ROXBURGH PARK VIC 3064     | \$865,000 | 30-Jun-25 |
| 25 BRILLIANT STREET ROXBURGH PARK VIC 3064 | \$820,000 | 01-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: 04 August 2025



**1 MCGINNESS AVENUE ROXBURGH** Sold Price **\$780,000** Sold Date **26-Mar-25**  
**PARK VIC 3064**

 4  2  2

Distance **0.9km**



**3 AVONLEA COURT ROXBURGH** Sold Price <sup>RS</sup> **\$865,000** Sold Date **30-Jun-25**  
**PARK VIC 3064**

 5  3  2

Distance **1.16km**



**25 BRILLIANT STREET ROXBURGH** Sold Price **\$820,000** Sold Date **01-Mar-25**  
**PARK VIC 3064**

 5  3  2

Distance **0.77km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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