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<br>Including suburb and postcode | 13 READING CLOSE 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 | $691,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | Property type | House | 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 |
|---|---|---|
| 15 STAINSBY CRESCENT ROXBURGH PARK VIC 3064 | $720,000 | 23-Apr-25 |
| 9 TERRELL COURT ROXBURGH PARK VIC 3064 | $695,000 | 09-Mar-26 |
| 26 JOHNSON COURT ROXBURGH PARK VIC 3064 | $695,000 | 20-Jun-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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**15 STAINSBY CRESCENT ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **$720,000** Sold Date **23-Apr-25**

Distance **0.14km**

**9 TERRELL COURT ROXBURGH PARK VIC 3064**

3 2 3

Sold Price **$695,000** Sold Date **09-Mar-26**

Distance **0.16km**

**26 JOHNSON COURT ROXBURGH PARK VIC 3064**

3 2 2

Sold Price RS **$695,000** Sold Date **20-Jun-26**

Distance **0.26km**

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

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