

## 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

15 BENTLEY 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

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 May 2024

to

30 Apr 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 CORONET AVENUE ROXBURGH PARK VIC 3064	\$1,100,000	10-Aug-24
53 ARENA AVENUE ROXBURGH PARK VIC 3064	\$1,110,000	17-Feb-24

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: 05 May 2025



**16 CORONET AVENUE ROXBURGH  
PARK VIC 3064**

7 4 4

Sold Price

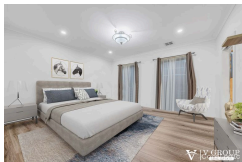
**\$1,100,000**

Sold Date

**10-Aug-24**

Distance

**1.19km**



**53 ARENA AVENUE ROXBURGH  
PARK VIC 3064**

3 3 2

Sold Price

**\$1,110,000**

Sold Date

**17-Feb-24**

Distance

**0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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