

## 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 QUARTER STREET 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

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Mar 2024

to

28 Feb 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

6 ROSSITER AVENUE ROXBURGH PARK VIC 3064	\$730,000	01-Mar-25
32 GREENSTED GROVE ROXBURGH PARK VIC 3064	\$740,000	24-Oct-24
16 WATTLEBIRD STREET ROXBURGH PARK VIC 3064	\$740,000	19-Dec-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: 25 March 2025



**6 ROSSITER AVENUE ROXBURGH  
PARK VIC 3064**

 3  2  2

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**01-Mar-25**

Distance

**1.62km**



**32 GREENSTED GROVE  
ROXBURGH PARK VIC 3064**

 4  2  2

Sold Price

**\$740,000**

Sold Date

**24-Oct-24**

Distance

**1.49km**



**16 WATTLEBIRD STREET  
ROXBURGH PARK VIC 3064**

 4  2  2

Sold Price

Sold Date

**19-Dec-24**

Distance

**1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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