

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 Truscott Avenue, Roxburgh Park Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$770,000

Median sale price

Median price \$657,000 Property Type House Suburb Roxburgh Park

Period - From 01/04/2024 to 31/03/2025 Source REIV

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 six 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	3 Greenrange Vst ROXBURGH PARK 3064	\$735,000	05/04/2025
2	9 Hemsworth Ct ROXBURGH PARK 3064	\$725,500	05/04/2025
3	3 Colonial Ct ROXBURGH PARK 3064	\$750,000	25/02/2025

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 six months.~~

This Statement of Information was prepared on:

07/04/2025 09:13



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median House Price
Year ending March 2025: \$657,000

Comparable Properties

3 Greenrange Vst ROXBURGH PARK 3064 (REI) Agent Comments



Price: \$735,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 522 sqm approx



9 Hemsworth Ct ROXBURGH PARK 3064 (REI) Agent Comments



Price: \$725,500
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 465 sqm approx



3 Colonial Ct ROXBURGH PARK 3064 (REI) Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 25/02/2025
Property Type: House (Res)
Land Size: 502 sqm approx