

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

16 Gellion Place, Roxburgh Park Vic 3064

Indicative selling price

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

Range between

\$630,000

&

\$690,000

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	15 Gathray Ct ROXBURGH PARK 3064	\$675,000	04/12/2024
2			
3			

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:

30/05/2025 09:32

16 Gellion Place, Roxburgh Park Vic 3064



John Konidaris
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Indicative Selling Price
\$630,000 - \$690,000

Median House Price
Year ending March 2025: \$657,000



3 2 2

Property Type: House
Land Size: 515 sqm approx
Agent Comments

Comparable Properties



15 Gathray Ct ROXBURGH PARK 3064 (REI/VG)

Agent Comments

3 2 2

Price: \$675,000
Method: Private Sale
Date: 04/12/2024
Property Type: House
Land Size: 507 sqm approx

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.

Account - Harcourts Manningham | P: 03 9842 8000



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