

## 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

18 BRUSHWOOD CIRCUIT 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

\$600,000

&

\$640,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 4 BILTMORE CRESCENT ROXBURGH PARK VIC 3064 | \$645,000 | 15-Nov-24 |
| 46 FRANKLIN AVENUE ROXBURGH PARK VIC 3064  | \$615,000 | 20-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: 10 March 2025



## 4 BILTMORE CRESCENT ROXBURGH PARK VIC 3064

 3  2  2

Sold Price

**\$645,000**

Sold Date

**15-Nov-24**

Distance

**0.65km**



## 46 FRANKLIN AVENUE ROXBURGH PARK VIC 3064

 3  2  1

Sold Price

**\$615,000**

Sold Date

**20-Dec-24**

Distance

**1.47km**

RS = Recent sale

UN = Undisclosed Sale

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