

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

2/68 MACKELLAR DRIVE ROXBURGH PARK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$563,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

2A GREENRANGE VISTA ROXBURGH PARK VIC 3064	\$595,000	11-Mar-26
35 LYSTERFIELD DRIVE GREENVALE VIC 3059	\$613,000	04-Oct-25
3 WINDS WALK GREENVALE VIC 3059	\$586,000	31-Jan-26

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: 27 March 2026



**2A GREENRANGE VISTA
 ROXBURGH PARK VIC 3064**

 3  2  1

Sold Price

^{RS}

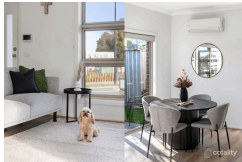
\$595,000

Sold Date

11-Mar-26

Distance

0.18km



**35 LYSTERFIELD DRIVE
 GREENVALE VIC 3059**

 3  2  1

Sold Price

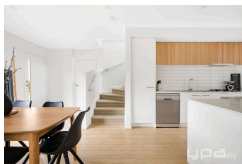
\$613,000

Sold Date

04-Oct-25

Distance

1.32km



**3 WINDS WALK GREENVALE VIC
 3059**

 3  2  1

Sold Price

\$586,000

Sold Date

31-Jan-26

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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