

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

20 KENNEDY PARADE 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

or range
between

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2024

to

31 May 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

6/4 WYNDCLIFFE WAY ROXBURGH PARK VIC 3064	\$460,000	21-May-25
21/26 THE RIDGE ROXBURGH PARK VIC 3064	\$492,500	25-Jun-25
10 RICHMOND TERRACE ROXBURGH PARK VIC 3064	\$430,000	13-Jan-25

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: 26 June 2025



**6/4 WYNDCLIFFE WAY
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price ^{RS} **\$460,000** Sold Date **21-May-25**

Distance **0.67km**



**21/26 THE RIDGE ROXBURGH
PARK VIC 3064**

3 2 2

Sold Price ^{RS} **\$492,500** ^{UN} Sold Date **25-Jun-25**

Distance **1.64km**



**10 RICHMOND TERRACE
ROXBURGH PARK VIC 3064**

3 1 2

Sold Price ^{RS} **\$430,000** Sold Date **13-Jan-25**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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