

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

21/26 THE RIDGE 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 May 2024

to

30 Apr 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

6/7 WHILTSHIRE DRIVE ROXBURGH PARK VIC 3064	\$505,000	14-Apr-25
34/22 THE RIDGE ROXBURGH PARK VIC 3064	\$455,000	23-Oct-24
15 CRESTVIEW CLOSE ROXBURGH PARK VIC 3064	\$495,000	25-Apr-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: 02 May 2025



**6/7 WHILTSHIRE DRIVE
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price ^{RS} **\$505,000** Sold Date **14-Apr-25**

Distance **0km**



**34/22 THE RIDGE ROXBURGH
PARK VIC 3064**

3 2 2

Sold Price **\$455,000** Sold Date **23-Oct-24**

Distance **0km**



**15 CRESTVIEW CLOSE ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price **\$495,000** Sold Date **25-Apr-24**

Distance **0.15km**

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

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