

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

212/64 SAHI CRESCENT 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Aug 2025

to

30 Jan 2026

Source

realestate.com.au

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

201/64 SAHI CRESCENT ROXBURGH PARK VIC 3064	\$362,000	03-Nov-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: 30 January 2026



**201/64 SAHI CRESCENT
ROXBURGH PARK VIC 3064**

 2  1  1

Sold Price

\$362,000

Sold Date **03-Nov-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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