

## 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

23 ORION WAY ROXBURGH PARK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jul 2025

to

30 Jun 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 29 LINCOLNE CRESCENT ROXBURGH PARK VIC 3064 | \$670,000 | 13-Jan-26 |
| 19 LINCOLNE CRESCENT ROXBURGH PARK VIC 3064 | \$675,000 | 16-May-26 |
| 14 CLEELAND COURT ROXBURGH PARK VIC 3064    | \$690,000 | 31-Mar-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: 03 July 2026



**29 LINCOLNE CRESCENT  
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$670,000** Sold Date **13-Jan-26**

Distance **1.1km**



**19 LINCOLNE CRESCENT  
ROXBURGH PARK VIC 3064**

3 2 1

Sold Price **\$675,000** Sold Date **16-May-26**

Distance **1.18km**



**14 CLEELAND COURT ROXBURGH  
PARK VIC 3064**

3 2 1

Sold Price **\$690,000** Sold Date **31-Mar-26**

Distance **1.48km**

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

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