

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

3 AVONLEA COURT 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

House

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

8 HUNTER AVENUE ROXBURGH PARK VIC 3064	\$892,500	24-Jan-25
25 MASTERS CIRCUIT ROXBURGH PARK VIC 3064	\$880,000	17-Apr-25
42 LOCKWOOD DRIVE ROXBURGH PARK VIC 3064	\$876,000	20-Nov-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: 14 May 2025



8 HUNTER AVENUE ROXBURGH PARK VIC 3064

5 2 2

Sold Price

\$892,500

Sold Date

24-Jan-25

Distance

1.95km



25 MASTERS CIRCUIT ROXBURGH PARK VIC 3064

5 2 2

Sold Price

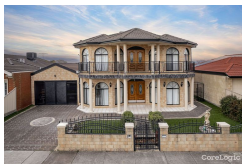
^{RS} **\$880,000**

Sold Date

17-Apr-25

Distance

0.3km



42 LOCKWOOD DRIVE ROXBURGH PARK VIC 3064

5 3 2

Sold Price

\$876,000

Sold Date

20-Nov-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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