

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 BICKERTON WAY 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Mar 2024

to

28 Feb 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

5 WATTLEVIEW ROAD ROXBURGH PARK VIC 3064	\$800,000	06-Feb-25
14 CRATHE CLOSE ROXBURGH PARK VIC 3064	\$855,000	14-Sep-24
56 SANDOVER DRIVE ROXBURGH PARK VIC 3064	\$815,000	15-Feb-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: 03 March 2025



**5 WATTVIEW ROAD ROXBURGH
PARK VIC 3064**

 4  2  2

Sold Price

^{RS} **\$800,000** Sold Date **06-Feb-25**

Distance **1.98km**



**14 CRATHE CLOSE ROXBURGH
PARK VIC 3064**

 3  2  2

Sold Price

^{RS} **\$855,000** Sold Date **14-Sep-24**

Distance **1.93km**



**56 SANDOVER DRIVE ROXBURGH
PARK VIC 3064**

 4  2  2

Sold Price

^{RS} **\$815,000** Sold Date **15-Feb-25**

Distance **2.52km**

RS = Recent sale

UN = Undisclosed Sale

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