

## 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 BRUSHWOOD CIRCUIT ROXBURGH PARK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Apr 2024

to

31 Mar 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4 BENTHAM STREET ROXBURGH PARK VIC 3064  | \$570,000 | 19-Nov-24 |
| 6 CHAMNEY PLACE ROXBURGH PARK VIC 3064   | \$555,000 | 14-Dec-24 |
| 14 CLEELAND COURT ROXBURGH PARK VIC 3064 | \$557,500 | 16-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: 23 April 2025



**4 BENTHAM STREET ROXBURGH  
PARK VIC 3064**

3 2 2

Sold Price

**\$570,000**

Sold Date

**19-Nov-24**

Distance

**1.41km**



**6 CHAMNEY PLACE ROXBURGH  
PARK VIC 3064**

3 2 1

Sold Price

**\$555,000**

Sold Date

**14-Dec-24**

Distance

**2.03km**



**14 CLEELAND COURT ROXBURGH  
PARK VIC 3064**

3 2 1

Sold Price

**\$557,500**

Sold Date

**16-Nov-24**

Distance

**3.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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