

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

41 SALWEEN 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

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Oct 2024

to

30 Sep 2025

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

14 MCGINNESS AVENUE ROXBURGH PARK VIC 3064	\$671,500	13-Oct-25
3 BRUSHWOOD CIRCUIT ROXBURGH PARK VIC 3064	\$635,000	17-May-25
8 SHEARER PLACE ROXBURGH PARK VIC 3064	\$682,500	19-Jul-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: 20 October 2025



14 MCGINNESS AVENUE ROXBURGH PARK VIC 3064

3 2 2

Sold Price

RS

\$671,500

Sold Date

13-Oct-25

Distance

0.85km



3 BRUSHWOOD CIRCUIT ROXBURGH PARK VIC 3064

3 2 2

Sold Price

\$635,000

Sold Date

17-May-25

Distance

1.11km



8 SHEARER PLACE ROXBURGH PARK VIC 3064

3 2 2

Sold Price

RS

\$682,500

Sold Date

19-Jul-25

Distance

1.41km



11 HARWOOD PLACE ROXBURGH PARK VIC 3064

3 2 2

Sold Price

\$662,500

Sold Date

21-Jun-25

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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