## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

46 Bentham Street, Roxburgh Park Vic 3064

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$680	80,000
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#### Median sale price

Median price	\$760,000	Pro	perty Type	House		Suburb	Roxburgh Park
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	63 Salween Cr ROXBURGH PARK 3064	\$685,000	11/11/2025
2	19 Mensa Ct ROXBURGH PARK 3064	\$680,000	29/10/2025
3	43 Bentham St ROXBURGH PARK 3064	\$680,000	21/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2025 11:21

