

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

5 REARDEN 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

\$700,000

&

\$750,000

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

4 HUTCHINS PLACE ROXBURGH PARK VIC 3064	\$715,000	11-Oct-25
43 REARDEN CRESCENT ROXBURGH PARK VIC 3064	\$720,000	08-Aug-25
23 MATTHEWS CRESCENT ROXBURGH PARK VIC 3064	\$711,000	24-May-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: 21 October 2025



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**4 HUTCHINS PLACE ROXBURGH
PARK VIC 3064**

3 2 2

Sold Price

^{RS} **\$715,000** Sold Date **11-Oct-25**

Distance **0.02km**



**43 REARDEN CRESCENT
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price

\$720,000 Sold Date **08-Aug-25**

Distance **0.21km**



**23 MATTHEWS CRESCENT
ROXBURGH PARK VIC 3064**

3 2 1

Sold Price

\$711,000 Sold Date **24-May-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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