

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

7 HYDRA COURT 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

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2025

to

31 May 2026

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

6 HYDRA COURT ROXBURGH PARK VIC 3064	\$702,000	15-Apr-26
20 WATSEEDGE WAY ROXBURGH PARK VIC 3064	\$741,000	28-Feb-26
11 PETRE COURT ROXBURGH PARK VIC 3064	\$730,000	13-Jun-26

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: 24 June 2026



6 HYDRA COURT ROXBURGH PARK VIC 3064

 4  2  1

Sold Price **\$702,000** Sold Date **15-Apr-26**

Distance **0.05km**



20 WATERSEEDGE WAY ROXBURGH PARK VIC 3064

 4  2  2

Sold Price **\$741,000** Sold Date **28-Feb-26**

Distance **0.45km**



11 PETRE COURT ROXBURGH PARK VIC 3064

 4  2  2

Sold Price ^{RS} **\$730,000** Sold Date **13-Jun-26**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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