

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 OVERBANK STREET 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Sep 2024

to

31 Aug 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

1 SILVERLEAVES WAY ROXBURGH PARK VIC 3064	\$850,000	09-Jul-25
6 MCGINNESS AVENUE ROXBURGH PARK VIC 3064	\$816,500	22-Mar-25
18 PROSPERITY WAY ROXBURGH PARK VIC 3064	\$850,000	18-Jun-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: 10 September 2025


**1 SILVERLEAVES WAY ROXBURGH
PARK VIC 3064**

 4  2  2

Sold Price

\$850,000

Sold Date

09-Jul-25

Distance

0.72km


**6 MCGINNESS AVENUE
ROXBURGH PARK VIC 3064**

 4  2  2

Sold Price

\$816,500

Sold Date

22-Mar-25

Distance

1.1km


**18 PROSPERITY WAY ROXBURGH
PARK VIC 3064**

 4  2  2

Sold Price

\$850,000

Sold Date

18-Jun-25

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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