

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

8 LYNCH PLACE 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 May 2025

to

30 Apr 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 AVONLEA COURT ROXBURGH PARK VIC 3064	\$801,000	28-Feb-26
3 SUTHERLAND WAY ROXBURGH PARK VIC 3064	\$800,888	19-Dec-25
39 SANDOVER DRIVE ROXBURGH PARK VIC 3064	\$756,000	03-Dec-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: 24 May 2026



**6 AVONLEA COURT ROXBURGH
 PARK VIC 3064**

 3  2  2

Sold Price

\$801,000

Sold Date

28-Feb-26

Distance

1.24km



**3 SUTHERLAND WAY ROXBURGH
 PARK VIC 3064**

 3  2  2

Sold Price

\$800,888

Sold Date

19-Dec-25

Distance

0.61km



**39 SANDOVER DRIVE ROXBURGH
 PARK VIC 3064**

 3  2  1

Sold Price

\$756,000

Sold Date

03-Dec-25

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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