

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 MARKHAM 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

or range
between

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 33 QUARTER STREET ROXBURGH PARK VIC 3064 | \$845,000 | 16-Apr-25 |
| 15 QUARTER STREET ROXBURGH PARK VIC 3064 | \$842,000 | 12-Apr-25 |
| 38 PARKFRONT CRESCENT ROXBURGH PARK VIC 3064 | \$830,000 | 23-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: 15 June 2025



**33 QUARTER STREET ROXBURGH
PARK VIC 3064**

 4  2  2

Sold Price

\$845,000

Sold Date

16-Apr-25

Distance

1.49km



**15 QUARTER STREET ROXBURGH
PARK VIC 3064**

 4  2  2

Sold Price

\$842,000

Sold Date

12-Apr-25

Distance

1.61km



**38 PARKFRONT CRESCENT
ROXBURGH PARK VIC 3064**

 4  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

23-May-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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