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 STEVENS CLOSE 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	$690,000	&	$750,000

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
4 STEVENS CLOSE ROXBURGH PARK VIC 3064	$750,500	18-Apr-26
10 COMFORT ROAD ROXBURGH PARK VIC 3064	$690,000	15-Mar-26
3 THOMPSON CRESCENT ROXBURGH PARK VIC 3064	$715,000	17-Jan-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.~~

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Evan Yousif
M 0431 425 544
E evan.yousif@harcourts.com.au

4 STEVENS CLOSE ROXBURGH PARK VIC 3064

4 2 2

Sold Price RS $750,500 Sold Date 18-Apr-26

Distance 0km

10 COMFORT ROAD ROXBURGH PARK VIC 3064

4 2 2

Sold Price RS $690,000 Sold Date 15-Mar-26

Distance 1.83km

3 THOMPSON CRESCENT ROXBURGH PARK VIC 3064

4 2 2

Sold Price $715,000 Sold Date 17-Jan-26

Distance 1.66km

RS = Recent sale **UN** = Undisclosed Sale

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