

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 WILD CRESCENT 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Aug 2025

to

31 Jul 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

9 SALWEEN CRESCENT ROXBURGH PARK VIC 3064	\$1,000,000	05-Feb-26
45 VILLAWOOD AVENUE ROXBURGH PARK VIC 3064	\$965,000	07-Mar-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: 03 August 2026



**9 SALWEEN CRESCENT
ROXBURGH PARK VIC 3064**

 5
  2
  2

Sold Price **\$1,000,000** Sold Date **05-Feb-26**

Distance **1.82km**



**45 VILLAWOOD AVENUE
ROXBURGH PARK VIC 3064**

 7
  2
  2

Sold Price **\$965,000** Sold Date **07-Mar-26**

Distance **1.92km**

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

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