

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

1/2 OBSERVATION WAY 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

\$665,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,250

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Sep 2025

to

31 Aug 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

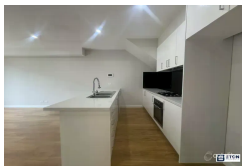
Date of sale

25 ADVENTURE CRESCENT ROXBURGH PARK VIC 3064	\$600,000	11-Apr-26
1A INLET STREET ROXBURGH PARK VIC 3064	\$520,000	14-Sep-26
5/2 WESTBURY PARKWAY ROXBURGH PARK VIC 3064	\$550,000	14-Jul-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: 28 September 2026

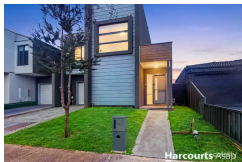


**25 ADVENTURE CRESCENT
 ROXBURGH PARK VIC 3064**

3 2 1

Sold Price **\$600,000** Sold Date **11-Apr-26**

Distance **0.32km**



**1A INLET STREET ROXBURGH
 PARK VIC 3064**

3 2 1

Sold Price ^{RS} **\$520,000** Sold Date **14-Sep-26**

Distance **0.35km**



**5/2 WESTBURY PARKWAY
 ROXBURGH PARK VIC 3064**

3 2 1

Sold Price **\$550,000** Sold Date **14-Jul-26**

Distance **0.5km**

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

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