

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

1A INLET STREET 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Jul 2025

to

30 Jun 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

21/205 JAMES MIRAMS DRIVE ROXBURGH PARK VIC 3064	\$508,000	01-Jun-26
24 FOUZ STREET ROXBURGH PARK VIC 3064	\$522,000	22-May-26
5 EVERGLADE CRESCENT ROXBURGH PARK VIC 3064	\$530,000	16-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: 29 July 2026



**21/205 JAMES MIRAMS DRIVE
ROXBURGH PARK VIC 3064**

3 2 1

Sold Price

^{RS}

\$508,000

Sold Date

01-Jun-26

Distance

1.11km



**24 FOUZ STREET ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price

\$522,000

Sold Date

22-May-26

Distance

1.37km



**5 EVERGLADE CRESCENT
ROXBURGH PARK VIC 3064**

3 2 1

Sold Price

\$530,000

Sold Date

16-Mar-26

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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