

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

2 HAYFIELD ROAD 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

\$770,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2025

to

31 May 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

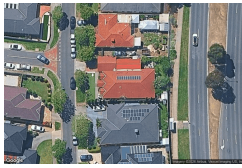
Date of sale

8 COLCHESTER CIRCUIT ROXBURGH PARK VIC 3064	\$845,000	26-Feb-26
43 SALWEEN CRESCENT ROXBURGH PARK VIC 3064	\$782,000	30-Mar-26
33 TIFFANY CRESCENT ROXBURGH PARK VIC 3064	\$830,000	31-Dec-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: 18 June 2026


**8 COLCHESTER CIRCUIT
ROXBURGH PARK VIC 3064**
 5  2  2

Sold Price **\$845,000** Sold Date **26-Feb-26**

Distance **0.37km**

**43 SALWEEN CRESCENT
ROXBURGH PARK VIC 3064**
 4  2  2

Sold Price **\$782,000** Sold Date **30-Mar-26**

Distance **0.46km**

**33 TIFFANY CRESCENT
ROXBURGH PARK VIC 3064**
 1  1  2

Sold Price **\$830,000** Sold Date **31-Dec-25**

Distance **0.53km**
RS = Recent sale

UN = Undisclosed Sale

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