

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

32 RIO GRANDE DRIVE 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,750

Property type

House

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

5 AVONLEA COURT ROXBURGH PARK VIC 3064	\$865,000	20-May-26
37 LOMBARD STREET ROXBURGH PARK VIC 3064	\$890,000	17-Aug-26
101 ARENA AVENUE ROXBURGH PARK VIC 3064	\$900,000	06-May-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: 24 September 2026


**5 AVONLEA COURT ROXBURGH
PARK VIC 3064**

 5  3  2

Sold Price

\$865,000

Sold Date **20-May-26**

Distance

0.9km


**37 LOMBARD STREET ROXBURGH
PARK VIC 3064**

 4  2  2

Sold Price

^{RS} **\$890,000**

Sold Date **17-Aug-26**

Distance

1.51km


**101 ARENA AVENUE ROXBURGH
PARK VIC 3064**

 4  3  2

Sold Price

\$900,000

Sold Date **06-May-26**

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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