

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

34 EDGECOMBE 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

House

Suburb

Roxburgh Park

Period-from

07 Sep 2025

to

06 Mar 2026

Source

realestate.com.au

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 COLLETT AVENUE ROXBURGH PARK VIC 3064	\$780,000	13-Nov-25
8 MOREY COURT ROXBURGH PARK VIC 3064	\$778,000	22-Dec-25
8 GLAMA COURT ROXBURGH PARK VIC 3064	\$758,000	04-Nov-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: 06 March 2026