

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

59 Recreation Street, Roxburgh Park Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$955,000

&

\$1,050,000

Median sale price

Median price

\$710,500

Property Type

House

Suburb

Roxburgh Park

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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 six 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
1	4 Pinnock Av ROXBURGH PARK 3064	\$911,000	16/05/2026
2	31 Lockwood Dr ROXBURGH PARK 3064	\$960,000	03/03/2026
3			

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 six months.

This Statement of Information was prepared on:

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Indicative Selling Price

\$955,000 - \$1,050,000

Median House Price

June quarter 2026: \$710,500



5 3 2

Property Type: House

Land Size: 464 sqm approx

Agent Comments

Built in 2018 (approx.)

Comparable Properties



4 Pinnock Av ROXBURGH PARK 3064 (REI)

5 2 3

Price: \$911,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Larger block, older home.

31 Lockwood Dr ROXBURGH PARK 3064 (VG)

5 - -

Price: \$960,000

Method: Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

Larger block, older home

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 six months.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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