

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

9 PINELEA COURT 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

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

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

7 WOODWORTH COURT ROXBURGH PARK VIC 3064	\$750,000	18-May-26
8 MOREY COURT ROXBURGH PARK VIC 3064	\$778,000	22-Dec-25
4 VILLAWOOD AVENUE ROXBURGH PARK VIC 3064	\$770,000	09-Apr-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: 06 June 2026


**7 WOODWORTH COURT
ROXBURGH PARK VIC 3064**

 4
  2
  1

Sold Price

^{RS}
\$750,000

Sold Date

18-May-26

Distance

2.61km

**8 MOREY COURT ROXBURGH
PARK VIC 3064**

 4
  2
  1

Sold Price

\$778,000

Sold Date

22-Dec-25

Distance

2.91km

**4 VILLAWOOD AVENUE
ROXBURGH PARK VIC 3064**

 4
  2
  2

Sold Price

\$770,000

Sold Date

09-Apr-26

Distance

0.16km
RS = Recent sale

UN = Undisclosed Sale

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