

## 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

14 HARWOOD PLACE ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Aug 2024

to

31 Jul 2025

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 MCLAURIN AVENUE ROXBURGH PARK VIC 3064	\$652,000	12-Jul-25
16 MERRIGAN COURT ROXBURGH PARK VIC 3064	\$580,111	05-Feb-25
6 MOLINEUX WAY ROXBURGH PARK VIC 3064	\$626,500	17-May-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: 04 August 2025



**7 MCLAURIN AVENUE ROXBURGH  
PARK VIC 3064**

 3  1  1

Sold Price

<sup>RS</sup> **\$652,000**

Sold Date

**12-Jul-25**

Distance

**0.38km**



**16 MERRIGAN COURT ROXBURGH  
PARK VIC 3064**

 3  1  1

Sold Price

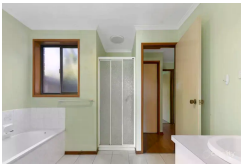
**\$580,111**

Sold Date

**05-Feb-25**

Distance

**0.53km**



**6 MOLINEUX WAY ROXBURGH  
PARK VIC 3064**

 3  1  2

Sold Price

**\$626,500**

Sold Date

**17-May-25**

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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