

## 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

139 ARENA AVENUE 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

\$625,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Mar 2025

to

28 Feb 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 TOPIARY WAY ROXBURGH PARK VIC 3064	\$665,000	07-Nov-25
10 ATTAIN WALK ROXBURGH PARK VIC 3064	\$640,000	01-Dec-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: 17 March 2026

**7 TOPIARY WAY ROXBURGH PARK VIC 3064**3  2  2 Sold Price **\$665,000** Sold Date **07-Nov-25**Distance **0.29km****10 ATTAIN WALK ROXBURGH PARK VIC 3064**4  2  1 

Sold Price

**\$640,000** Sold Date **01-Dec-25**Distance **0.45km****RS** = Recent sale**UN** = Undisclosed Sale

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