

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

4 LYNCH PLACE 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Feb 2025

to

31 Jan 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

19 MENSA COURT ROXBURGH PARK VIC 3064	\$680,000	29-Oct-25
54 RECREATION STREET ROXBURGH PARK VIC 3064	\$680,000	16-Sep-25
17 SIENNA COURT ROXBURGH PARK VIC 3064	\$650,000	01-Jan-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: 27 February 2026



19 MENSA COURT ROXBURGH PARK VIC 3064

4 2 2

Sold Price

\$680,000

Sold Date

29-Oct-25

Distance

0.76km



54 RECREATION STREET ROXBURGH PARK VIC 3064

4 2 2

Sold Price

Sold Date

16-Sep-25

Distance

1.36km



17 SIENNA COURT ROXBURGH PARK VIC 3064

4 2 2

Sold Price

^{RS} **\$650,000**

Sold Date

01-Jan-26

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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