

## 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

31 CORONET 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

\$810,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Apr 2025

to

31 Mar 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

|   |        |           |
|---|--------|-----------|
| 53 SANDOVER DRIVE ROXBURGH PARK VIC 3064    | 750000 | 06-Feb-26 |
| 18 THOMPSON CRESCENT ROXBURGH PARK VIC 3064 | 828000 | 07-Mar-26 |
| 5 TURANO COURT ROXBURGH PARK VIC 3064       | 820000 | 12-Feb-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: 11 April 2026

**53 SANDOVER DRIVE ROXBURGH  
PARK VIC 3064**

4 2 2

Sold Price

**750000**Sold Date **06-Feb-26**Distance **1.39km****18 THOMPSON CRESCENT  
ROXBURGH PARK VIC 3064**

4 2 2

Sold Price

<sup>RS</sup> **828000**Sold Date **07-Mar-26**Distance **1.57km****5 TURANO COURT ROXBURGH  
PARK VIC 3064**

4 2 2

Sold Price

**820000**Sold Date **12-Feb-26**Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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