

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
2A GREENRANGE VISTA 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 \$600,000 & \$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/> \$482,500	Property type <input type="text"/> Unit	Suburb <input type="text"/> Roxburgh Park
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
13 BREARLEY PLACE ROXBURGH PARK VIC 3064	\$590,000	15-Oct-25
14 TUSCANY COURT ROXBURGH PARK VIC 3064	\$630,000	04-Dec-25
7 TOPIARY WAY ROXBURGH PARK VIC 3064	\$665,000	07-Nov-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: 21 January 2026



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**13 BREARLEY PLACE ROXBURGH
PARK VIC 3064**

Sold Price

\$590,000 Sold Date **15-Oct-25**



3



2



2

Distance

1.21km



**14 TUSCANY COURT ROXBURGH
PARK VIC 3064**

Sold Price

RS \$630,000 Sold Date **04-Dec-25**



3



2



2

Distance

0.72km



**7 TOPIARY WAY ROXBURGH PARK
VIC 3064**

\$665,000 Sold Date **07-Nov-25**



3



2



2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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