

## 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](http://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

\$482,500

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Jan 2025

to

31 Dec 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

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



**13 BREARLEY PLACE ROXBURGH  
 PARK VIC 3064**

 3  2  2

Sold Price

**\$590,000**

Sold Date

**15-Oct-25**

Distance

**1.21km**



**14 TUSCANY COURT ROXBURGH  
 PARK VIC 3064**

 3  2  2

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**04-Dec-25**

Distance

**0.72km**



**7 TOPIARY WAY ROXBURGH PARK  
 VIC 3064**

 3  2  2

Sold Price

**\$665,000**

Sold Date

**07-Nov-25**

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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