

## 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

21 VILLANDRY STREET 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jul 2024

to

30 Jun 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

9 GREENRANGE VISTA ROXBURGH PARK VIC 3064	\$1,000,000	27-Jun-25
8 ELLENBOROUGH COURT CRAIGIEBURN VIC 3064	\$1,000,000	03-Mar-25
7 BARMAN GRANGE GREENVALE VIC 3059	\$1,075,000	26-May-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: 25 July 2025



**9 GREENRANGE VISTA ROXBURGH PARK VIC 3064** Sold Price **\$1,000,000** Sold Date **27-Jun-25**

 5  3  2

Distance **0.74km**



**8 ELLENBOROUGH COURT CRAIGIEBURN VIC 3064**

Sold Price

Sold Date **03-Mar-25**

 4  2  2

Distance **0.78km**



**7 BARMAH GRANGE GREENVALE VIC 3059**

Sold Price

**\$1,075,000** Sold Date **26-May-25**

 4  3  2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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