

## 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

12 AINSWORTH COURT 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$653,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

7 STILLWELL CRESCENT ROXBURGH PARK VIC 3064	\$1,190,000	28-Jan-25
46 RAVENHILL BOULEVARD ROXBURGH PARK VIC 3064	\$1,170,500	29-Jun-24
58 DAWNVIEW CRESCENT ROXBURGH PARK VIC 3064	\$1,240,000	20-Jan-24

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: 01 June 2025



**7 STILLWELL CRESCENT  
ROXBURGH PARK VIC 3064**

4 3 3

Sold Price **\$1,190,000** Sold Date **28-Jan-25**

Distance **0.48km**



**46 RAVENHILL BOULEVARD  
ROXBURGH PARK VIC 3064**

7 4 2

Sold Price **\$1,170,500** Sold Date **29-Jun-24**

Distance **0.71km**



**58 DAWNVIEW CRESCENT  
ROXBURGH PARK VIC 3064**

7 3 2

Sold Price **\$1,240,000** Sold Date **20-Jan-24**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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