Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4/22 Roxby Street, Manifold Heights Vic 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 &	\$500,000
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Median sale price

Median price	\$468,250	Pro	perty Type	Unit		Suburb	Manifold Heights
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	41 Craddock St NORTH GEELONG 3215	\$461,700	07/05/2025
2	2/38 Heytesbury St HERNE HILL 3218	\$520,000	30/01/2025
3	4/270a Pakington St NEWTOWN 3220	\$478,000	06/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	24/07/2025 15:16



JellisCraig



Unit is fully renovated.





Property Type: Townhouse

Agent Comments

Indicative Selling Price \$460,000 - \$500,000 **Median Unit Price** Year ending June 2025: \$468,250

Comparable Properties

41 Craddock St NORTH GEELONG 3215 (VG)







Agent Comments

Price: \$461,700 Method: Sale Date: 07/05/2025

Property Type: Strata Unit/Townhouse - Conjoined

2/38 Heytesbury St HERNE HILL 3218 (REI/VG)

2

Price: \$520,000 Method: Private Sale Date: 30/01/2025 Property Type: Unit





Agent Comments

Agent Comments

4/270a Pakington St NEWTOWN 3220 (REI/VG)









Price: \$478,000

Method: Private Sale Date: 06/12/2024 Property Type: Unit

Land Size: 100 sqm approx

Account - Jellis Craig | P: 03 5222 7325





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