

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

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

Median sale price

Median price

\$468,250

Property 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	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 comparable properties 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



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending June 2025: \$468,250

Unit is fully renovated.

Comparable Properties

41 Craddock St NORTH GEELONG 3215 (VG)

Agent Comments

2 - -

Price: \$461,700
Method: Sale
Date: 07/05/2025
Property Type: Strata Unit/Townhouse - Conjoined



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

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

Price: \$478,000
Method: Private Sale
Date: 06/12/2024
Property Type: Unit
Land Size: 100 sqm approx

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