

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 and
postcode

2 OSBORNE TERRACE ROXBURGH PARK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,750

Property type

House

Suburb

Roxburgh Park

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

12 NOWELL COURT ROXBURGH PARK VIC 3064	\$620,100	04-Jun-26
32 LINCOLNE CRESCENT ROXBURGH PARK VIC 3064	\$705,000	11-Jul-26

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: 15 September 2026



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**12 NOWELL COURT ROXBURGH
PARK VIC 3064**

3 1 2

Sold Price

\$620,100

Sold Date **04-Jun-26**

Distance **0.69km**



**32 LINCOLNE CRESCENT
ROXBURGH PARK VIC 3064**

3 1 1

Sold Price

^{RS} **\$705,000**

Sold Date **11-Jul-26**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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