

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

26 HARVEY COURT 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

or range
between

\$575,000

&

\$625,000

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

13 CRESWICK COURT ROXBURGH PARK VIC 3064	\$650,000	04-Apr-25
6 MOLINEUX WAY ROXBURGH PARK VIC 3064	\$626,500	17-May-25
29 MATTHEWS CRESCENT ROXBURGH PARK VIC 3064	\$575,250	01-Mar-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: 24 July 2025

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**13 CRESWICK COURT ROXBURGH
PARK VIC 3064**

 3  1  2

Sold Price

650000

Sold Date 04-Apr-25

Distance 0.88km



**6 MOLINEUX WAY ROXBURGH
PARK VIC 3064**

 3  1  2

Sold Price

626500

Sold Date 17-May-25

Distance 0.19km



**29 MATTHEWS CRESCENT
ROXBURGH PARK VIC 3064**

 3  1  2

Sold Price

575250

Sold Date 01-Mar-25

Distance 0.19km

RS = Recent sale UN = Undisclosed Sale

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