

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

9 HAWKER AVENUE 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jul 2024

to

30 Jun 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

6 CRESPIAN PLACE ROXBURGH PARK VIC 3064	\$740,000	14-Jun-25
9 MCGINNESS AVENUE ROXBURGH PARK VIC 3064	\$727,000	01-Apr-25
15 TRUSCOTT AVENUE ROXBURGH PARK VIC 3064	\$736,000	27-Apr-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: 07 July 2025



6 CRESPIN PLACE ROXBURGH PARK VIC 3064

4 2 2

Sold Price

^{RS} **\$740,000**

Sold Date

14-Jun-25

Distance

0.44km



9 MCGINNESS AVENUE ROXBURGH PARK VIC 3064

4 2 2

Sold Price

\$727,000

Sold Date

01-Apr-25

Distance

0.44km



15 TRUSCOTT AVENUE ROXBURGH PARK VIC 3064

4 2 2

Sold Price

\$736,000

Sold Date

27-Apr-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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