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<br>Including suburb and postcode | 16 ALMANDS 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 | $950,000 | & | $1,020,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $715,500 | Property type | House | Suburb | Roxburgh Park |
| Period-from | 01 May 2025 | to | 30 Apr 2026 | 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 |
|---|---|---|
| 9 SALWEEN CRESCENT ROXBURGH PARK VIC 3064 | $1,000,000 | 05-Feb-26 |
| 7 BRILLIANT STREET ROXBURGH PARK VIC 3064 | $967,000 | 05-Dec-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: 17 May 2026

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**9 SALWEEN CRESCENT ROXBURGH PARK VIC 3064**

5 2 2

Sold Price **$1,000,000** Sold Date **05-Feb-26**

Distance **1.76km**



**7 BRILLIANT STREET ROXBURGH PARK VIC 3064**

4 2 2

Sold Price **$967,000** Sold Date **05-Dec-25**

Distance **1.69km**

**RS** = Recent sale **UN** = Undisclosed Sale

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