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	1/65 DAWNVIEW CRESCENT 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	$630,000	&	$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	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
38 ATTAIN WALK ROXBURGH PARK VIC 3064	$635,000	30-Aug-25
10 ATTAIN WALK ROXBURGH PARK VIC 3064	$640,000	01-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: 07 May 2026

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38 ATTAIN WALK ROXBURGH PARK VIC 3064

4 3 2

Sold Price **$635,000** Sold Date **30-Aug-25**

Distance **0.25km**



10 ATTAIN WALK ROXBURGH PARK VIC 3064

4 2 1

Sold Price **$640,000** Sold Date **01-Dec-25**

Distance **0.21km**

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

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