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	12 WESTBURY PARKWAY 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	$699,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Roxburgh Park
Period-from	01 Jun 2025	to	31 May 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
50 RIO GRANDE DRIVE ROXBURGH PARK VIC 3064	$715,000	02-May-26
11 PETRE COURT ROXBURGH PARK VIC 3064	$730,000	13-Jun-26
10 COMFORT ROAD ROXBURGH PARK VIC 3064	$690,000	15-Mar-26

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: 23 June 2026

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50 RIO GRANDE DRIVE ROXBURGH PARK VIC 3064

4 2 2

Sold Price RS $715,000 Sold Date 02-May-26

Distance 1.29km



11 PETRE COURT ROXBURGH PARK VIC 3064

4 2 2

Sold Price RS $730,000 Sold Date 13-Jun-26

Distance 1.2km



10 COMFORT ROAD ROXBURGH PARK VIC 3064

4 2 2

Sold Price $690,000 Sold Date 15-Mar-26

Distance 0.53km

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

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