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	2/44 ARENA 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	$498,000	&	$547,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	Suburb	Roxburgh Park
Period-from	01 Apr 2024	to	31 Mar 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
2/68 MACKELLAR DRIVE ROXBURGH PARK VIC 3064	$540,000	20-Dec-23
48A KENNEDY PARADE ROXBURGH PARK VIC 3064	$530,000	20-Sep-24
16 HOLLYWOOD DRIVE ROXBURGH PARK VIC 3064	$546,000	13-Jul-24

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: 01 April 2025

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2/68 MACKELLAR DRIVE ROXBURGH PARK VIC 3064

3 2 2

Sold Price **$540,000** Sold Date **20-Dec-23**

Distance **0.21km**



48A KENNEDY PARADE ROXBURGH PARK VIC 3064

3 2 -

Sold Price **$530,000** Sold Date **20-Sep-24**

Distance **1km**



16 HOLLYWOOD DRIVE ROXBURGH PARK VIC 3064

3 2 2

Sold Price **$546,000** Sold Date **13-Jul-24**

Distance **1.06km**

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

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