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	6 Crespin Place, Roxburgh Park Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $750,000 & $760,000

Median sale price

Median price $643,750 Property Type House Suburb Roxburgh Park

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 six 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
1	12 Sienna Ct ROXBURGH PARK 3064	$722,000	03/05/2025
2	1 Mcginness Av ROXBURGH PARK 3064	$780,000	26/03/2025
3	16 Thompson Cr ROXBURGH PARK 3064	$752,000	17/03/2025

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 six months.~~

This Statement of Information was prepared on: 02/06/2025 13:39

6 Crespin Place, Roxburgh Park Vic 3064

Alicia Vavassori
0420 422 191
alicia.vavassori@jelliscraig.com.au



4 2 2

Property Type: House

Agent Comments

Double storey, brick home with 4 bedrooms, 2 bathrooms plus a powder room. Double car garage with drive through access.

Indicative Selling Price
$750,000 - $760,000
Median House Price
March quarter 2025: $643,750

Comparable Properties



12 Sienna Ct ROXBURGH PARK 3064 (REI)

4 2 2

Price: $722,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 452 sqm approx

Agent Comments

Similar, double story brick home. 4 bedroom, 2 bathroom, 2 car garage. Inferior land size. Superior finishes including landscaping.



1 Mcginness Av ROXBURGH PARK 3064 (VG)

4 - -

Price: $780,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 623 sqm approx

Agent Comments

Home offers similar accommodation. Superior block size



16 Thompson Cr ROXBURGH PARK 3064 (VG)

3 - -

Price: $752,000
Method: Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

Similar, brick home with 4 bedrooms, 2 bathrooms and double car garage. Superior due to fifth study/bedroom and retreat area upstairs.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.