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 LAKESIDE DRIVE 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	$815,000	&	$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$676,900	Property type	House	Suburb	Roxburgh Park
Period-from	01 Nov 2024	to	31 Oct 2025	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
12 RUTHERFORD WAY ROXBURGH PARK VIC 3064	842000	11-Oct-25
3 AVONLEA COURT ROXBURGH PARK VIC 3064	865000	04-Jun-25
2 GATES COURT ROXBURGH PARK VIC 3064	848000	21-Oct-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.~~

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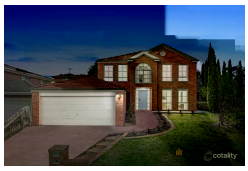
12 RUTHERFORD WAY ROXBURGH PARK VIC 3064	Sold Price	RS 842000	Sold Date	11-Oct-25
4 2 2			Distance	1.21km



3 AVONLEA COURT ROXBURGH PARK VIC 3064	Sold Price	865000	Sold Date	04-Jun-25
5 3 2			Distance	1.17km



2 GATES COURT ROXBURGH PARK VIC 3064	Sold Price	RS 848000 UN	Sold Date	21-Oct-25
4 3 3			Distance	1.93km

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

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