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	4 LIMERICK COURT 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	$650,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	House	Suburb	Roxburgh Park
Period-from	24 May 2025	to	24 Nov 2025	Source	realestate.com.au

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
63 SALWEEN CRESCENT ROXBURGH PARK VIC 3064	$685,000	11-Nov-25
28 TRUSCOTT AVENUE ROXBURGH PARK VIC 3064	$680,000	27-Jun-25
19 SANDOVER DRIVE ROXBURGH PARK VIC 3064	$695,000	18-Sep-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: 24 November 2025