

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

23/26 THE RIDGE 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 May 2025

to

30 Apr 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

18/67 RAVENHILL BOULEVARD ROXBURGH PARK VIC 3064	\$512,500	09-Mar-26
21/26 THE RIDGE ROXBURGH PARK VIC 3064	\$492,500	20-May-25
12/7 WHILTSHIRE DRIVE ROXBURGH PARK VIC 3064	\$500,000	02-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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**18/67 RAVENHILL BOULEVARD
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price

^{RS} **\$512,500**

Sold Date **09-Mar-26**

Distance **0km**



**21/26 THE RIDGE ROXBURGH
PARK VIC 3064**

3 2 2

Sold Price

\$492,500

Sold Date **20-May-25**

Distance **0km**



**12/7 WHILTSHIRE DRIVE
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price

\$500,000

Sold Date **02-Oct-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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