

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

9 MANLEY 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

\$765,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Feb 2025

to

31 Jan 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

22 ORION WAY ROXBURGH PARK VIC 3064	\$760,000	16-Jan-26
8 MOREY COURT ROXBURGH PARK VIC 3064	\$778,000	12-Jan-26
10 PURCELL CRESCENT ROXBURGH PARK VIC 3064	\$787,500	13-Dec-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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Amin Halabi
P 93094888
M 0401789004
E Ahalabi@ypa.com.au



**22 ORION WAY ROXBURGH PARK
VIC 3064**

4 2 2

Sold Price

^{RS} **\$760,000** Sold Date **16-Jan-26**

Distance **1.82km**



**8 MOREY COURT ROXBURGH
PARK VIC 3064**

4 2 1

Sold Price

^{RS} **\$778,000** Sold Date **12-Jan-26**

Distance **0.32km**



**10 PURCELL CRESCENT
ROXBURGH PARK VIC 3064**

4 2 2

Sold Price

^{RS} **\$787,500** Sold Date **13-Dec-25**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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