

## 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 QUARTER STREET ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,750

Property type

House

Suburb

Roxburgh Park

Period-from

01 Aug 2024

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1 ALDERBARK WAY GREENVALE VIC 3059   | \$900,000 | 08-Mar-25 |
| 4 LANCASTER COURT GREENVALE VIC 3059 | \$900,000 | 02-May-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: 20 August 2025



### 1 ALDERBARK WAY GREENVALE VIC 3059

Sold Price

**\$900,000**

Sold Date

**08-Mar-25**


4



2



2

Distance

**3.48km**


### 4 LANCASTER COURT GREENVALE VIC 3059

Sold Price

Sold Date

**02-May-25**


4



2



2

Distance

**2.7km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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