

## 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

13 MALABAR 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2025

to

31 May 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

4 BELSAY PLACE CRAIGIEBURN VIC 3064	\$750,000	28-Mar-26
53 SANDOVER DRIVE ROXBURGH PARK VIC 3064	\$750,000	06-Feb-26
22 ST ANDREWS DRIVE CRAIGIEBURN VIC 3064	\$746,500	02-May-26

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: 09 June 2026


**4 BELSAY PLACE CRAIGIEBURN  
VIC 3064**
 3    2    2

Sold Price

**\$750,000**

Sold Date

**28-Mar-26**

Distance

**1.72km**

**53 SANDOVER DRIVE ROXBURGH  
PARK VIC 3064**
 4    2    2

Sold Price

Sold Date

**06-Feb-26**

Distance

**0.43km**

**22 ST ANDREWS DRIVE  
CRAIGIEBURN VIC 3064**
 3    2    2

Sold Price

**\$746,500**

Sold Date

**02-May-26**

Distance

**1.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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