

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 TIGRIS 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

\$730,000

&

\$800,000

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 five kilometres of the property for sale in the last 18 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

50 RIO GRANDE DRIVE ROXBURGH PARK VIC 3064	\$715,000	02-May-26
8 TIFFANY CRESCENT ROXBURGH PARK VIC 3064	\$770,000	28-Apr-26
5 WYNDCLIFFE WAY ROXBURGH PARK VIC 3064	\$820,000	30-Dec-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27 June 2026



**50 RIO GRANDE DRIVE
ROXBURGH PARK VIC 3064**

4 2 2

Sold Price

^{RS}

\$715,000

Sold Date **02-May-26**

Distance **0.51km**



**8 TIFFANY CRESCENT ROXBURGH
PARK VIC 3064**

4 2 2

Sold Price

\$770,000

Sold Date **28-Apr-26**

Distance **0.97km**



**5 WYNDCLIFFE WAY ROXBURGH
PARK VIC 3064**

4 2 3

Sold Price

\$820,000

Sold Date **30-Dec-25**

Distance **-**



**43 SALWEEN CRESCENT
ROXBURGH PARK VIC 3064**

4 2 2

Sold Price

\$782,000

Sold Date **30-Mar-26**

Distance **0.36km**



**16 BRUSHWOOD CIRCUIT
ROXBURGH PARK VIC 3064**

4 2 2

Sold Price

^{RS}

\$771,000

Sold Date **06-Jun-26**

Distance **1.14km**



**4 VILLAWOOD AVENUE
ROXBURGH PARK VIC 3064**

4 2 2

Sold Price

\$770,000

Sold Date **09-Apr-26**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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**13 HAMMOND PLACE ROXBURGH
PARK VIC 3064**

4 2 2

Sold Price

RS - UN

Sold Date **21-May-26**

Distance **1.21km**



**6 KORAB PLACE ROXBURGH PARK
VIC 3064**

4 2 2

Sold Price

\$825,000

Sold Date **21-Feb-26**

Distance **1.6km**



**53 SANDOVER DRIVE ROXBURGH
PARK VIC 3064**

4 2 2

Sold Price

\$750,000

Sold Date **06-Feb-26**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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