

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

4 OTWAY PLACE 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

\$720,000

&

\$740,000

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

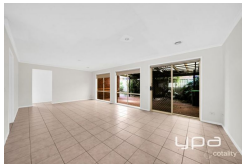
Date of sale

1 ERINDALE PLACE CRAIGIEBURN VIC 3064	\$715,000	19-Mar-26
16 BRUSHWOOD CIRCUIT ROXBURGH PARK VIC 3064	\$771,000	06-Jun-26
16 WOODSIDE WAY ROXBURGH PARK VIC 3064	\$751,000	23-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: 30 June 2026



**1 ERINDALE PLACE CRAIGIEBURN
VIC 3064**

Sold Price

\$715,000

Sold Date

19-Mar-26

 4

 2

 2

Distance

0.34km



**16 BRUSHWOOD CIRCUIT
ROXBURGH PARK VIC 3064**

Sold Price

^{RS} **\$771,000**

Sold Date

06-Jun-26

 4

 2

 2

Distance

0.42km



**16 WOODSIDE WAY ROXBURGH
PARK VIC 3064**

Sold Price

^{RS} **\$751,000**

Sold Date

23-May-26

 4

 2

 2

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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