

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

18/67 RAVENHILL BOULEVARD 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

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

12/7 WHILTSHIRE DRIVE ROXBURGH PARK VIC 3064	\$500,000	02-Oct-25
12 FOUZ STREET ROXBURGH PARK VIC 3064	\$520,000	16-Nov-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 February 2026



**12/7 WHILTSHIRE DRIVE
ROXBURGH PARK VIC 3064**

 3
  2
  2

Sold Price **\$500,000** Sold Date **02-Oct-25**

Distance **0km**



**12 FOUZ STREET ROXBURGH PARK
VIC 3064**

 3
  2
  2

Sold Price **\$520,000** Sold Date **16-Nov-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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