

## 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

14 CLEELAND COURT 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

\$690,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

17 ROSSITER AVENUE ROXBURGH PARK VIC 3064	\$705,000	03-Jan-26
5 THOMPSON CRESCENT ROXBURGH PARK VIC 3064	\$685,000	27-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: 18 February 2026

**17 ROSSITER AVENUE ROXBURGH  
PARK VIC 3064**3  2  1 

Sold Price

**\$705,000**

Sold Date

**03-Jan-26**

Distance

**0.75km****5 THOMPSON CRESCENT  
ROXBURGH PARK VIC 3064**3  2  1 

Sold Price

**\$685,000**

Sold Date

**27-Nov-25**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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