

## 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

3 NILE 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

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

14 HARWOOD PLACE ROXBURGH PARK VIC 3064	\$620,000	12-Sep-25
45 MCINTYRE AVENUE ROXBURGH PARK VIC 3064	\$651,000	13-Sep-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: 04 February 2026


**14 HARWOOD PLACE ROXBURGH  
PARK VIC 3064**
 3
  1
  1

Sold Price

**\$620,000**

Sold Date

**12-Sep-25**

Distance

**1.75km**

**45 MCINTYRE AVENUE ROXBURGH  
PARK VIC 3064**
 3
  1
  1

Sold Price

**\$651,000**

Sold Date

**13-Sep-25**

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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