

## 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 NEPTUNE STREET 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

\$835,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Mar 2025

to

28 Feb 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

8 WATTLEVIEW ROAD ROXBURGH PARK VIC 3064	\$860,000	04-Dec-25
38 BILTMORE CRESCENT ROXBURGH PARK VIC 3064	\$855,000	21-Nov-25
11 TUSCANY COURT ROXBURGH PARK VIC 3064	\$852,000	23-Mar-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: 25 March 2026



**8 WATTVIEW ROAD ROXBURGH** Sold Price **\$860,000** Sold Date **04-Dec-25**  
**PARK VIC 3064**

 4  2  2

Distance **0.92km**



**38 BILTMORE CRESCENT** Sold Price **\$855,000** Sold Date **21-Nov-25**  
**ROXBURGH PARK VIC 3064**

 4  2  2

Distance **0.4km**



**11 TUSCANY COURT ROXBURGH** Sold Price <sup>RS</sup> **\$852,000** Sold Date **23-Mar-26**  
**PARK VIC 3064**

 4  2  2

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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