

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

5 AVONLEA COURT 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Apr 2025

to

31 Mar 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

40 QUARTER STREET ROXBURGH PARK VIC 3064	\$908,000	27-Oct-25
10 REYNOLDS COURT ROXBURGH PARK VIC 3064	\$910,000	17-Jan-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: 07 April 2026

**40 QUARTER STREET ROXBURGH
PARK VIC 3064**

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Sold Price

\$908,000

Sold Date

27-Oct-25

Distance

0.87km**10 REYNOLDS COURT ROXBURGH
PARK VIC 3064**

🛏️ 4 🚿 3 🚗 2

Sold Price

\$910,000

Sold Date

17-Jan-26

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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