

## 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

91 RAVENHILL BOULEVARD 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

\$540,000

&

\$580,000

### 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

|   |           |           |
|---|-----------|-----------|
| 14 CORONA PLACE ROXBURGH PARK VIC 3064    | \$550,000 | 13-Dec-25 |
| 13 CRESTVIEW CLOSE ROXBURGH PARK VIC 3064 | \$552,000 | 11-Dec-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: 16 April 2026

Guthrie Majella

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**14 CORONA PLACE ROXBURGH  
PARK VIC 3064**

3 2 2

Sold Price

**\$550,000**

Sold Date

**13-Dec-25**

Distance

**1.99km**



**13 CRESTVIEW CLOSE ROXBURGH  
PARK VIC 3064**

3 2 1

Sold Price

**\$552,000**

Sold Date

**11-Dec-25**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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