

## 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

1/65 DAWNVIEW CRESCENT 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

\$650,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

10 ATTAIN WALK ROXBURGH PARK VIC 3064	\$640,000	01-Dec-25
17 SIENNA COURT ROXBURGH PARK VIC 3064	\$650,000	01-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: 09 April 2026


**10 ATTAIN WALK ROXBURGH  
PARK VIC 3064**
 4
  2
  1

 Sold Price **\$640,000** Sold Date **01-Dec-25**

 Distance **0.21km**

**17 SIENNA COURT ROXBURGH  
PARK VIC 3064**
 4
  2
  2

 Sold Price <sup>RS</sup> **\$650,000** Sold Date **01-Jan-26**

 Distance **1.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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