

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

28 READING CLOSE 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

\$740,000

&

\$795,000

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

9 MANLEY AVENUE ROXBURGH PARK VIC 3064	\$785,000	05-Mar-26
5 COLLETT AVENUE ROXBURGH PARK VIC 3064	\$780,000	13-Nov-25
10 PURCELL CRESCENT ROXBURGH PARK VIC 3064	\$787,500	13-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: 14 April 2026


**9 MANLEY AVENUE ROXBURGH
PARK VIC 3064**
 4
  2
  2

Sold Price

RS

\$785,000

Sold Date

05-Mar-26

Distance

0.42km

**5 COLLETT AVENUE ROXBURGH
PARK VIC 3064**
 4
  2
  2

Sold Price

\$780,000

Sold Date

13-Nov-25

Distance

0.49km

**10 PURCELL CRESCENT
ROXBURGH PARK VIC 3064**
 4
  2
  2

Sold Price

\$787,500

Sold Date

13-Dec-25

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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