

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

8 FOXTON PLACE 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

\$629,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Feb 2025

to

31 Jan 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 MARSDEN WALK ROXBURGH PARK VIC 3064	\$636,000	20-Dec-25
3/11 KATSURA RETREAT ROXBURGH PARK VIC 3064	\$640,000	29-Nov-25
7 ST CLAIR BOULEVARD ROXBURGH PARK VIC 3064	\$655,000	02-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: 20 February 2026


**9 MARSDEN WALK ROXBURGH
PARK VIC 3064**
 3  2  2

 Sold Price **\$636,000** Sold Date **20-Dec-25**

 Distance **0.47km**

**3/11 KATSURA RETREAT
ROXBURGH PARK VIC 3064**
 3  2  2

 Sold Price **\$640,000** Sold Date **29-Nov-25**

 Distance **1.49km**

**7 ST CLAIR BOULEVARD
ROXBURGH PARK VIC 3064**
 3  1  2

 Sold Price **\$655,000** Sold Date **02-Dec-25**

 Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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