

## 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

31 CORONET AVENUE 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Mar 2025

to

28 Feb 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

6 KALORAMA STREET GREENVALE VIC 3059	\$780,000	20-Oct-25
53 SANDOVER DRIVE ROXBURGH PARK VIC 3064	\$750,000	10-Feb-26
56 LAKES DRIVE CRAIGIEBURN VIC 3064	\$790,000	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: 16 March 2026



**6 KALORAMA STREET GREENVALE VIC 3059** Sold Price **\$780,000** Sold Date **20-Oct-25**

 4  2  2

Distance **0.21km**



**53 SANDOVER DRIVE ROXBURGH PARK VIC 3064** Sold Price <sup>RS</sup> **\$750,000** Sold Date **10-Feb-26**

 4  2  2

Distance **1.39km**



**56 LAKES DRIVE CRAIGIEBURN VIC 3064** Sold Price **\$790,000** Sold Date **13-Dec-25**

 4  2  2

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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