

## 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

2 BILTMORE 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

\$700,000

&

\$770,000

### 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

3 THOMPSON CRESCENT ROXBURGH PARK VIC 3064	\$715,000	17-Jan-26
50 BILTMORE CRESCENT ROXBURGH PARK VIC 3064	\$770,000	07-Feb-26
50 BLUEBIRD WAY ROXBURGH PARK VIC 3064	\$730,000	06-Nov-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: 07 April 2026



**3 THOMPSON CRESCENT  
ROXBURGH PARK VIC 3064**

 4  2  2

Sold Price **\$715,000** Sold Date **17-Jan-26**

Distance **0.88km**



**50 BILTMORE CRESCENT  
ROXBURGH PARK VIC 3064**

 4  2  2

Sold Price **\$770,000** Sold Date **07-Feb-26**

Distance **0.29km**



**50 BLUEBIRD WAY ROXBURGH  
PARK VIC 3064**

 4  2  2

Sold Price **\$730,000** Sold Date **06-Nov-25**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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