

## 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

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 May 2025

to

30 Apr 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

50 BLUEBIRD WAY ROXBURGH PARK VIC 3064	\$730,000	06-Nov-25
50 BILTMORE CRESCENT ROXBURGH PARK VIC 3064	\$770,000	07-Feb-26
7 CASHMORE PLACE ROXBURGH PARK VIC 3064	\$720,000	21-Feb-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.~~

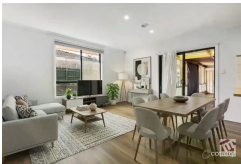
This Statement of Information was prepared on: 04 May 2026

**50 BLUEBIRD WAY ROXBURGH  
PARK VIC 3064**

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Sold Price **\$730,000** Sold Date **06-Nov-25**Distance **0.24km****50 BILTMORE CRESCENT  
ROXBURGH PARK VIC 3064**

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Sold Price **\$770,000** Sold Date **07-Feb-26**Distance **0.29km****7 CASHMORE PLACE ROXBURGH  
PARK VIC 3064**

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Sold Price **\$720,000** Sold Date **21-Feb-26**Distance **1.83km****RS** = Recent sale      **UN** = Undisclosed Sale

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