

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 KELLETT WAY 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

\$670,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 MENSA COURT ROXBURGH PARK VIC 3064	\$697,000	25-May-26
12 STRINGYBARK PLACE MEADOW HEIGHTS VIC 3048	\$678,000	13-May-26
7 HIBISCUS CLOSE MEADOW HEIGHTS VIC 3048	\$705,000	31-Jan-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 July 2026



**7 MENSA COURT ROXBURGH
PARK VIC 3064**

 3  2  1

Sold Price **\$697,000** Sold Date **25-May-26**

Distance -



**12 STRINGYBARK PLACE MEADOW
HEIGHTS VIC 3048**

 3  2  1

Sold Price **\$678,000** Sold Date **13-May-26**

Distance **1.4km**



**7 HIBISCUS CLOSE MEADOW
HEIGHTS VIC 3048**

 3  2  2

Sold Price **\$705,000** Sold Date **31-Jan-26**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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