

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

5 TURANO COURT 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jan 2025

to

31 Dec 2025

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

5 COLLETT AVENUE ROXBURGH PARK VIC 3064	\$780,000	14-Nov-25
10 PURCELL CRESCENT ROXBURGH PARK VIC 3064	\$787,500	13-Dec-25
33 MCKENZIE CRESCENT ROXBURGH PARK VIC 3064	\$800,000	19-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: 08 January 2026



5 COLLETT AVENUE ROXBURGH PARK VIC 3064

4 2 2

Sold Price

RS

\$780,000

Sold Date

14-Nov-25

Distance

2.44km



10 PURCELL CRESCENT ROXBURGH PARK VIC 3064

4 2 2

Sold Price

RS

\$787,500

Sold Date

13-Dec-25

Distance

2.62km



33 MCKENZIE CRESCENT ROXBURGH PARK VIC 3064

4 2 2

Sold Price

RS

\$800,000

Sold Date

19-Nov-25

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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