

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

308/64 SAHI CRESCENT 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Aug 2025

to

31 Jul 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

212/64 SAHI CRESCENT ROXBURGH PARK VIC 3064	\$360,000	23-Feb-26
408/64 SAHI CRESCENT ROXBURGH PARK VIC 3064	\$370,100	25-Mar-26
19/26 MCKINLEY DRIVE ROXBURGH PARK VIC 3064	\$455,000	03-May-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: 21 August 2026



**212/64 SAHI CRESCENT
ROXBURGH PARK VIC 3064**

 2  1  1

Sold Price **\$360,000** Sold Date **23-Feb-26**

Distance **0km**



**408/64 SAHI CRESCENT
ROXBURGH PARK VIC 3064**

 2  1  1

Sold Price **\$370,100** Sold Date **25-Mar-26**

Distance **0km**



**19/26 MCKINLEY DRIVE
ROXBURGH PARK VIC 3064**

 2  1  1

Sold Price **\$455,000** Sold Date **03-May-26**

Distance **0.42km**

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

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