

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

16 SANDOWN CRESCENT ROCKBANK VIC 3335

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

\$707,000

&

\$777,700

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,116

Property type

House

Suburb

Rockbank

Period-from

01 Jun 2025

to

31 May 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

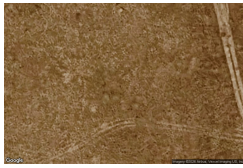
Date of sale

3 TIPPERARY DRIVE ROCKBANK VIC 3335	\$720,000	17-Jan-26
13 MORNINGTON CRESCENT ROCKBANK VIC 3335	\$630,000	14-Feb-26
10 SALSOLA ROAD ROCKBANK VIC 3335	\$655,000	27-Jun-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: 17 June 2026


**3 TIPPERARY DRIVE ROCKBANK
VIC 3335**
 4
  2
  -

Sold Price

\$720,000

Sold Date

17-Jan-26

Distance

0.16km

**13 MORNINGTON CRESCENT
ROCKBANK VIC 3335**
 4
  2
  2

Sold Price

\$630,000

Sold Date

14-Feb-26

Distance

0.25km

**10 SALSOLA ROAD ROCKBANK
VIC 3335**
 4
  2
  2

Sold Price

\$655,000

Sold Date

27-Jun-25

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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