

## 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

12 SANDOWN CRESCENT ROCKBANK VIC 3335

### 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

or range  
between

\$712,000

&

\$783,200

### 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

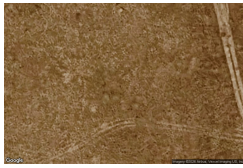
Date of sale

3 TIPPERARY DRIVE ROCKBANK VIC 3335	\$720,000	17-Jan-26
11 THORNY STREET ROCKBANK VIC 3335	\$710,000	20-Jan-26
3 MORNINGTON CRESCENT ROCKBANK VIC 3335	\$665,000	24-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: 17 June 2026


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

Sold Price

**\$720,000**

Sold Date

**17-Jan-26**

Distance

**0.13km**

**11 THORNY STREET ROCKBANK  
VIC 3335**
 4
  2
  2

Sold Price

**\$710,000**

Sold Date

**20-Jan-26**

Distance

**0.27km**

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

Sold Price

**\$665,000**

Sold Date

**24-Feb-26**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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