

## 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

10 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

\$714,000

&

\$785,400

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

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

Address of comparable property	Price	Date of sale
29 DANDELION CRESCENT ROCKBANK VIC 3335	\$680,000	20-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: 17 June 2026

**29 DANDELION CRESCENT  
ROCKBANK VIC 3335**

4 2 2

Sold Price **\$680,000** Sold Date **20-Nov-25**Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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