

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

3 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

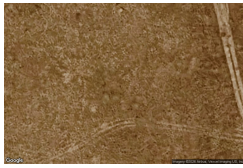
Date of sale

3 TIPPERARY DRIVE ROCKBANK VIC 3335	\$720,000	17-Jan-26
13 MORNINGTON CRESCENT ROCKBANK VIC 3335	\$630,000	14-Feb-26
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

0.14km

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

Sold Price

\$630,000

Sold Date

14-Feb-26

Distance

0.23km

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

Sold Price

\$665,000

Sold Date

24-Feb-26

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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