

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

1 OREGON 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

House

Suburb

Rockbank

Period-from

01 Sep 2025

to

31 Aug 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

7 TAMWORTH DRIVE ROCKBANK VIC 3335	\$540,000	13-Jul-26
12 RESTFUL WAY ROCKBANK VIC 3335	\$608,000	04-Jul-26
11 ZOE STREET ROCKBANK VIC 3335	\$565,000	28-Jun-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: 03 September 2026


7 TAMWORTH DRIVE ROCKBANK VIC 3335

 3
  2
  2

Sold Price

^{RS} **\$540,000** Sold Date **13-Jul-26**

 Distance **1.6km**

12 RESTFUL WAY ROCKBANK VIC 3335

 3
  2
  2

Sold Price

\$608,000 Sold Date **04-Jul-26**

 Distance **1.12km**

11 ZOE STREET ROCKBANK VIC 3335

 3
  2
  2

Sold Price

\$565,000 Sold Date **28-Jun-26**

 Distance **0.54km**
RS = Recent sale

UN = Undisclosed Sale

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