

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

5 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

\$680,000

&

\$748,000

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

1 AMBITION STREET ROCKBANK VIC 3335	\$615,000	28-Aug-26
11 CAMPHOR GROVE ROCKBANK VIC 3335	\$657,500	26-Aug-26
67 BLUEBOTTLE PARADE ROCKBANK VIC 3335	\$673,000	24-Aug-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



**1 AMBITION STREET ROCKBANK
VIC 3335**

 4  2  2

Sold Price

^{RS} **\$615,000** Sold Date **28-Aug-26**

Distance **1.79km**



**11 CAMPHOR GROVE ROCKBANK
VIC 3335**

 4  2  2

Sold Price

^{RS} **\$657,500** Sold Date **26-Aug-26**

Distance **0.12km**



**67 BLUEBOTTLE PARADE
ROCKBANK VIC 3335**

 4  2  2

Sold Price

^{RS} **\$673,000** Sold Date **24-Aug-26**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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