

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

\$623,000

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

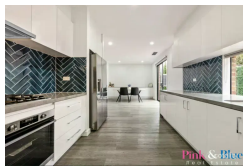
Date of sale

5 ALLIANCE GROVE ROCKBANK VIC 3335	\$550,000	31-Jul-26
23 ALLIANCE GROVE ROCKBANK VIC 3335	\$545,000	01-Sep-26
25 GREENPOINT DRIVE ROCKBANK VIC 3335	\$557,500	27-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: 10 September 2026



**5 ALLIANCE GROVE ROCKBANK
VIC 3335**

 3  2  1

Sold Price

^{RS} **\$550,000**

Sold Date

31-Jul-26

Distance

0.62km



**23 ALLIANCE GROVE ROCKBANK
VIC 3335**

 3  2  1

Sold Price

^{RS} **\$545,000**

Sold Date

01-Sep-26

Distance

0.5km



**25 GREENPOINT DRIVE
ROCKBANK VIC 3335**

 3  2  1

Sold Price

^{RS} **\$557,500**

Sold Date

27-Aug-26

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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