

## 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 BROILER STREET ROCKBANK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Rockbank

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

6 URQUHART STREET ROCKBANK VIC 3335	\$622,500	05-Mar-25
13 HUNT ROAD ROCKBANK VIC 3335	\$640,500	09-May-25
20 SALSOLA ROAD ROCKBANK VIC 3335	\$640,000	03-Apr-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.~~

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**6 URQUHART STREET ROCKBANK  
 VIC 3335**

4 2 2

Sold Price

**\$622,500**

Sold Date **05-Mar-25**

Distance **0.06km**



**13 HUNT ROAD ROCKBANK VIC  
 3335**

4 2 2

Sold Price

<sup>RS</sup> **\$640,500**

Sold Date **09-May-25**

Distance **0.1km**



**20 SALSOLA ROAD ROCKBANK  
 VIC 3335**

4 - -

Sold Price

**\$640,000**

Sold Date **03-Apr-25**

Distance **0.8km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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