

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Patel Place Rockbank, 3335
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$660,000 & \$690,000
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Median sale price

Median price	\$633,000	Property Type	HOUSE	Suburb	ROCKBANK 3335
Period - From	01-Aug-2025	to	31-Jul-2026	Source	REALESTATE.COM

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	95 FUCHSIA DR, ROCKBANK 3335	\$695,000	28-May-2026
2	29 AMBITION ST, ROCKBANK 3335	\$735,000	07-Apr-2026
3	24 BELLVIEW DR, ROCKBANK 3335	\$630,000	22-Mar-2026

This statement of information was prepared on 26-Aug-2026 at 3:09:57 PM AEST