

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

9 CAMPHOR GROVE 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Rockbank

Period-from

01 Aug 2025

to

31 Jul 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

3 CYNARA ROAD ROCKBANK VIC 3335	\$665,000	24-Jun-26
21 SEDATE DRIVE ROCKBANK VIC 3335	\$670,000	30-Apr-26
39 BLUEBOTTLE PARADE ROCKBANK VIC 3335	\$705,000	02-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: 06 August 2026



3 CYNARA ROAD ROCKBANK VIC 3335

Sold Price

^{RS}

\$665,000

Sold Date

24-Jun-26



4



2



2

Distance

0.24km



21 SEDATE DRIVE ROCKBANK VIC 3335

Sold Price

\$670,000

Sold Date

30-Apr-26



4



2



-

Distance

0.75km



39 BLUEBOTTLE PARADE ROCKBANK VIC 3335

Sold Price

\$705,000

Sold Date

02-Jun-26



4



2



2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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