

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	38 Bluebottle Parade Rockbank, 3335
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Indicative selling price

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

Range between	\$665,000 & \$685,000
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Median sale price

Median price	\$625,000	Property Type	HOUSE	Suburb	ROCKBANK VIC 3335
Period - From	01-Jul-2025	to	01-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	34 BLUEBOTTLE PDE, ROCKBANK 3335	\$700,000	18-Mar-2026
2	21 SEDATE DR, ROCKBANK 3335	\$670,000	30-Apr-2026
3	7 BEETHISTLE DR, ROCKBANK 3335	\$690,000	08-May-2026

This statement of information was prepared on 10-Sep-2026 at 10:45:02 AM AEST