

## 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

18 VELVET AVENUE 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

\$640,000

&

\$690,000

### 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

3 VELVET AVENUE ROCKBANK VIC 3335	\$650,000	27-May-25
50 BLUEBOTTLE PARADE ROCKBANK VIC 3335	\$705,000	18-Mar-25
58 DANDELION CRESCENT ROCKBANK VIC 3335	\$670,000	30-Mar-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.~~

This Statement of Information was prepared on: 23 June 2025

# AREA SPECIALIST

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**3 VELVET AVENUE ROCKBANK VIC 3335**

4 2 2

<sup>RS</sup> **\$650,000** Sold Date **27-May-25**

Distance **0.09km**



**50 BLUEBOTTLE PARADE  
ROCKBANK VIC 3335**

4 2 2

Sold Price **\$705,000** Sold Date **18-Mar-25**

Distance **0.24km**



**58 DANDELION CRESCENT  
ROCKBANK VIC 3335**

4 2 2

Sold Price **\$670,000** Sold Date **30-Mar-25**

Distance **1.44km**

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

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