

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 VELVET AVENUE 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

\$660,000

&

\$680,000

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

| | | |
|--|-----------|-----------|
| 11 VELVET AVENUE ROCKBANK VIC 3335 | \$670,000 | 18-Nov-24 |
| 4 VELVET AVENUE ROCKBANK VIC 3335 | \$693,000 | 20-Oct-24 |
| 79 BLUEBOTTLE PARADE ROCKBANK VIC 3335 | \$680,000 | 04-Oct-24 |

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: 30 June 2025



11 VELVET AVENUE ROCKBANK VIC 3335

 4  2  -

Sold Price **\$670,000** Sold Date **18-Nov-24**

Distance **0.01km**



4 VELVET AVENUE ROCKBANK VIC 3335

 4  2  2

Sold Price **\$693,000** Sold Date **20-Oct-24**

Distance **0.06km**



79 BLUEBOTTLE PARADE ROCKBANK VIC 3335

 4  2  -

Sold Price **\$680,000** Sold Date **04-Oct-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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