

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

LOT 130/ 580 GREIGS ROAD 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

\$367,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,116

Property type

Other

Suburb

Rockbank

Period-from

01 Jul 2025

to

30 Jun 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

50 SYCAMORE ROAD THORNHILL PARK VIC 3335	\$421,886	25-Jun-25
98 ARISTIDES CRESCENT THORNHILL PARK VIC 3335	\$335,000	12-Nov-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: 06 July 2026