

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

10 NOBLE 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

or range
between

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

House

Suburb

Rockbank

Period-from

01 Feb 2025

to

31 Jan 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

42 WESTBURY AVENUE ROCKBANK VIC 3335	\$615,000	29-Jan-26
80 BLUEBOTTLE PARADE ROCKBANK VIC 3335	\$600,000	15-Dec-25
9 RESTFUL WAY ROCKBANK VIC 3335	\$640,000	10-Sep-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: 09 February 2026

Archi Altun
 P 03 9526 8103
 M 0424 786 708
 E sales@everywhere.com.au



**42 WESTBURY AVENUE
 ROCKBANK VIC 3335**

 3  2  1

Sold Price ^{RS} **\$615,000** Sold Date **29-Jan-26**

Distance **0.3km**



**80 BLUEBOTTLE PARADE
 ROCKBANK VIC 3335**

 1  2  2

Sold Price **\$600,000** Sold Date **15-Dec-25**

Distance **1.86km**



**9 RESTFUL WAY ROCKBANK VIC
 3335**

 3  2  2

Sold Price ^{RS} **\$640,000** Sold Date **10-Sep-25**

Distance **0.8km**

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

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