

## 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

15 FUCHSIA DRIVE 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

\$359,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Rockbank

Period-from

01 Apr 2024

to

31 Mar 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

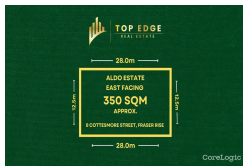
Date of sale

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 8 COTTESMORE STREET FRASER RISE VIC 3336     | \$350,000 | 06-Mar-25 |
| 8 COTTESMORE STREET FIG TREE POCKET QLD 4069 | \$350,000 | 29-Apr-86 |
| 9 CORFU STREET FRASER RISE VIC 3336          | \$330,000 | 14-Feb-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: 22 April 2025



## 8 COTTESMORE STREET FRASER RISE VIC 3336

Sold Price

RS

**\$350,000**

Sold Date

**06-Mar-25**

- 
 - 
 -

Distance

**6.78km**



## 8 COTTESMORE STREET FIG TREE POCKET QLD 4069

Sold Price

**\$350,000**

Sold Date

**29-Apr-86**

- 
 - 
 -

Distance

**1375.6km**



## 9 CORFU STREET FRASER RISE VIC 3336

Sold Price

**\$330,000**

Sold Date

**14-Feb-25**

4 
 2 
 -

Distance

**5.88km**



## 34 TENDULKAR DRIVE ROCKBANK VIC 3335

Sold Price

**\$325,000**

Sold Date

**22-Nov-24**

- 
 - 
 -

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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