

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

1336-1348 LEAKES 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

\$4,750,000

&

\$5,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Farm

Suburb

Rockbank

Period-from

01 Sep 2024

to

31 Aug 2025

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

768-778 LEAKES ROAD GRANGEFIELDS VIC 3335

-

31-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: 02 September 2025

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768-778 LEAKES ROAD
GRANGEFIELDS VIC 3335

 4  2  4

Sold Price

RS - UN Sold Date 31-Mar-25

Distance 4.48km

RS = Recent sale UN = Undisclosed Sale

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