

## 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

14 COGHILL LOOP ROCKBANK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Rockbank

Period-from

01 Oct 2024

to

30 Sep 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4 URQUHART STREET ROCKBANK VIC 3335  | \$625,000 | 10-Jun-25 |
| 2 MOYLAN DRIVE ROCKBANK VIC 3335     | \$620,000 | 25-Jun-25 |
| 11 DARKE BOULEVARD ROCKBANK VIC 3335 | \$635,000 | 20-May-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: 10 October 2025



**4 URQUHART STREET ROCKBANK VIC 3335**

Sold Price

**\$625,000**

Sold Date

**10-Jun-25**

 4  2  2

Distance

**0.23km**



**2 MOYLAN DRIVE ROCKBANK VIC 3335**

Sold Price

**\$620,000**

Sold Date

**25-Jun-25**

 4  2  -

Distance

**0.14km**



**11 DARKE BOULEVARD ROCKBANK VIC 3335**

Sold Price

**\$635,000**

Sold Date

**20-May-25**

 4  3  -

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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