



STATEMENT OF INFORMATION

15 DANDELION CRESCENT, ROCKBANK, VIC 3335

PREPARED BY ADMIN REDDY G, REDDY G REAL ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 DANDELION CRESCENT, ROCKBANK,  4  2  2

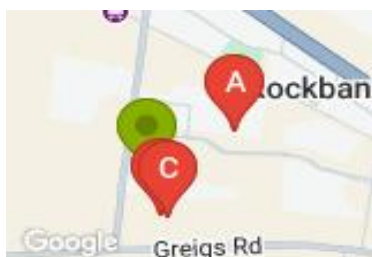
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$700,000 to \$730,000

Provided by: admin ReddyG, REDDY G REAL ESTATE AGENTS

MEDIAN SALE PRICE



ROCKBANK, VIC, 3335

Suburb Median Sale Price (House)

\$620,750

01 July 2024 to 30 June 2025

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



39 HEATH AVE, ROCKBANK, VIC 3335  4  2  2

Sale Price

\$715,000

Sale Date: 30/10/2024

Distance from Property: 657m



24 WENSLEYDALE DR, ROCKBANK, VIC 3335  4  2  2

Sale Price

\$710,000

Sale Date: 01/09/2024

Distance from Property: 300m



15 WENSLEYDALE DR, ROCKBANK, VIC 3335  4  2  2

Sale Price

\$749,000

Sale Date: 15/05/2024

Distance from Property: 334m



This report has been compiled on 03/07/2025 by REDDY G REAL ESTATE AGENTS. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

15 DANDELION CRESCENT, ROCKBANK, VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$700,000 to \$730,000

Median sale price

Median price

\$620,750

Property type

House

Suburb

ROCKBANK

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

39 HEATH AVE, ROCKBANK, VIC 3335	\$715,000	30/10/2024
24 WENSLEYDALE DR, ROCKBANK, VIC 3335	\$710,000	01/09/2024
15 WENSLEYDALE DR, ROCKBANK, VIC 3335	\$749,000	15/05/2024

This Statement of Information was prepared on:

03/07/2025