

## 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

19 DANDELION CRESCENT 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

\$849,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Rockbank

Period-from

01 Nov 2024

to

31 Oct 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 27 DANDELION CRESCENT ROCKBANK VIC 3335 | \$827,000 | 24-Oct-25 |
| 60 LORIKEET CIRCUIT ROCKBANK VIC 3335   | \$850,000 | 22-Aug-25 |
| 27 NOYCE WAY ROCKBANK VIC 3335          | \$835,000 | 20-Oct-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: 07 November 2025



**27 DANDELION CRESCENT  
ROCKBANK VIC 3335**

 4  3  2

Sold Price

<sup>RS</sup>

**\$827,000**

Sold Date

**24-Oct-25**

Distance

**0km**



**60 LORIKEET CIRCUIT ROCKBANK  
VIC 3335**

 5  3  2

Sold Price

<sup>RS</sup>

**\$850,000**

Sold Date

**22-Aug-25**

Distance

**0km**



**27 NOYCE WAY ROCKBANK VIC  
3335**

 4  2  2

Sold Price

<sup>RS</sup>

**\$835,000**

Sold Date

**20-Oct-25**

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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