

## 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

27 NOYCE WAY 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

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Rockbank

Period-from

01 Mar 2024

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 20 TEDCASTLE DRIVE AINTREE VIC 3336    | \$780,000 | 11-Mar-25 |
| 14 WENSLEYDALE DRIVE ROCKBANK VIC 3335 | \$775,000 | 07-Dec-24 |
| 3 SCANLON STREET AINTREE VIC 3336      | \$820,000 | 18-Jan-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: 31 March 2025



**20 TEDCASTLE DRIVE AINTREE  
VIC 3336**

4 2 2

Sold Price

<sup>RS</sup>

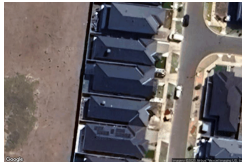
**\$780,000**

Sold Date

**11-Mar-25**

Distance

**2.29km**



**14 WENSLEYDALE DRIVE  
ROCKBANK VIC 3335**

4 2 -

Sold Price

**\$775,000**

Sold Date

**07-Dec-24**

Distance

**1.01km**



**3 SCANLON STREET AINTREE VIC  
3336**

4 2 2

Sold Price

**\$820,000**

Sold Date

**18-Jan-25**

Distance

**0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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