

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 Socrates Way Rockbank, 3335
---	--------------------------------

Indicative selling price

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

Single price	\$610,000
--------------	-----------

Median sale price

Median price	\$560,000	Property Type	HOUSE	Suburb	ROCKBANK
--------------	-----------	---------------	-------	--------	----------

Period - From	01-Jan-2025	to	22-May-2025	Source	Price Finder
---------------	-------------	----	-------------	--------	--------------

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Socrates Way, Rockbank, Vic 3335	NOT PROVIDED	14-Apr-2025
2	55 Westcott Parade, Rockbank, Vic 3335	NOT PROVIDED	01-Apr-2025
3	49 Westcott Parade, Rockbank, Vic 3335	NOT PROVIDED	09-Dec-2024

This statement of information was prepared on 19-Aug-2025 at 2:53:09 PM AEST