

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

8 COOPWORTH WAY ROCKBANK VIC 3335

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,500

Property type

Unit

Suburb

Rockbank

Period-from

01 Dec 2024

to

30 Nov 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

2 ELLIOTTDALÉ WALK ROCKBANK VIC 3335	\$594,000	25-Jul-25
9 COOLALEE STREET ROCKBANK VIC 3335	\$552,500	12-Nov-25
4 COOPWORTH WAY ROCKBANK VIC 3335	\$545,000	10-Jul-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 December 2025

AREA SPECIALIST

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2 ELLIOTDALE WALK ROCKBANK VIC 3335 Sold Price **\$594,000** Sold Date **25-Jul-25**

4 2 2

Distance **0.26km**



9 COOLALEE STREET ROCKBANK VIC 3335 Sold Price ^{RS} **\$552,500** Sold Date **12-Nov-25**

3 2 2

Distance **0.26km**



4 COOPWORTH WAY ROCKBANK VIC 3335 Sold Price **\$545,000** Sold Date **10-Jul-25**

3 2 2

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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