

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

3 DARKE BOULEVARD 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

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,082

Property type

Land

Suburb

Rockbank

Period-from

01 Jan 2025

to

31 Dec 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

4 TAURIAN WAY ROCKBANK VIC 3335	\$400,000	28-Nov-25
5 DEWBERRY DRIVE ROCKBANK VIC 3335	\$424,000	01-Sep-25
53 BLUEBOTTLE PARADE ROCKBANK VIC 3335	\$395,000	02-May-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: 21 January 2026


4 TAURIAN WAY ROCKBANK VIC 3335

- - -

Sold Price

\$400,000

 Sold Date **28-Nov-25**

Distance

0.8km

5 DEWBERRY DRIVE ROCKBANK VIC 3335

4 2 -

Sold Price

\$424,000

 Sold Date **01-Sep-25**

Distance

0.82km

53 BLUEBOTTLE PARADE ROCKBANK VIC 3335

4 2 -

Sold Price

\$395,000

 Sold Date **02-May-25**

Distance

1.09km

11 ROSETTE CRESCENT ROCKBANK VIC 3335

- - -

Sold Price

\$570,000

 Sold Date **15-Jun-25**

Distance

1.36km

45 INNOVATION AVENUE ROCKBANK VIC 3335

- - -

Sold Price

\$398,000

 Sold Date **08-Jul-25**

Distance

1.62km

60 CLAY CRESCENT ROCKBANK VIC 3335

- - -

Sold Price

\$362,000

 Sold Date **22-May-25**

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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