

## 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

15 DELHI GROVE 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	\$599,000	&	\$629,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$622,000	Property type	House	Suburb	Rockbank
Period-from	01 Feb 2025	to	31 Jan 2026	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
5 UTTAR WAY ROCKBANK VIC 3335	\$625,000	04-Nov-25
30 VIOLA DRIVE ROCKBANK VIC 3335	\$600,000	13-Aug-25
42 WESTBURY AVENUE ROCKBANK VIC 3335	\$615,000	29-Jan-26

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: 03 February 2026



**5 UTTAR WAY ROCKBANK VIC 3335**

4 2 1

Sold Price

**\$625,000** Sold Date **04-Nov-25**

Distance **0.09km**



**30 VIOLA DRIVE ROCKBANK VIC 3335**

4 2 2

Sold Price

**\$600,000** Sold Date **13-Aug-25**

Distance **0.57km**



**42 WESTBURY AVENUE ROCKBANK VIC 3335**

3 2 1

Sold Price

**\$615,000** Sold Date **29-Jan-26**

Distance **0.31km**

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

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