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	2/31 ROCKBANK ROAD ARDEER VIC 3022

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	$630,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Unit	Suburb	Ardeer
Period-from	01 May 2024	to	30 Apr 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
42 HELENE STREET ARDEER VIC 3022	$700,000	15-Mar-25
1A BLANCHE STREET ARDEER VIC 3022	$650,000	20-Nov-24

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: 06 May 2025

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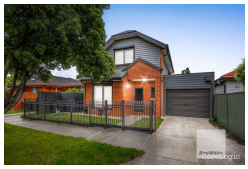
42 HELENE STREET ARDEER VIC 3022

3 1 1

Sold Price RS $700,000 Sold Date 15-Mar-25

Distance 0.28km



1A BLANCHE STREET ARDEER VIC 3022

3 2 1

Sold Price $650,000 Sold Date 20-Nov-24

Distance 0.7km

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

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