

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

25 LIGHTSVIEW 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

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Rockbank

Period-from

01 Jan 2024

to

31 Dec 2024

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

21 AINTREE BOULEVARD AINTREE VIC 3336	\$910,000	25-Oct-24
57 CHARLESTON ROAD DEANSIDE VIC 3336	\$870,000	23-Aug-24
23 BURRIDGE STREET DEANSIDE VIC 3336	\$890,000	15-Jul-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: 10 January 2025



**21 AINTREE BOULEVARD AINTREE
VIC 3336**

Sold Price

^{RS}

\$910,000

Sold Date

25-Oct-24

 4  2  2

Distance

2.97km



**57 CHARLESTON ROAD DEANSIDE
VIC 3336**

Sold Price

^{RS}

\$870,000

Sold Date

23-Aug-24

 4  2  2

Distance

3.4km



**23 BURRIDGE STREET DEANSIDE
VIC 3336**

Sold Price

\$890,000

Sold Date

15-Jul-24

 4  2  2

Distance

2.25km

RS = Recent sale

UN = Undisclosed Sale

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