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	1/5 Rosebud Parade, Viewbank Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $759,000

Median sale price

Median price $710,000 Property Type Unit Suburb Viewbank

Period - From 22/07/2025 to 21/07/2026 Source Property Data

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 six 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
1	17 Silver Wattle St YALLAMBIE 3085	$800,000	30/05/2026
2	4/218 Lower Plenty Rd ROSANNA 3084	$750,000	20/04/2026
3			

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 six months.

This Statement of Information was prepared on: 22/07/2026 10:37

Nelson Alexander



3 1 2

Property Type: Unit
Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price
$759,000
Median Unit Price
22/07/2025 - 21/07/2026: $710,000

Comparable Properties

17 Silver Wattle St YALLAMBIE 3085 (VG)

3 - -

Price: $800,000
Method: Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments



4/218 Lower Plenty Rd ROSANNA 3084 (REI/VG)

3 2 2

Price: $750,000
Method: Private Sale
Date: 20/04/2026
Property Type: Townhouse (Res)

Agent Comments

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 six months.

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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