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	75 Rosemar Circuit, Viewbank Vic 3084

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,225,000 Property Type House Suburb Viewbank

Period - From 29/07/2025 to 28/07/2026 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	39 Bartram Rise VIEWBANK 3084	$1,200,000	15/07/2026
2	14 Westmere Pl VIEWBANK 3084	$1,210,000	25/05/2026
3	7 Rosemary Ct VIEWBANK 3084	$1,230,000	20/03/2026

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: 29/07/2026 18:28

75 Rosemar Circuit, Viewbank Vic 3084

Nelson Alexander

4 1 2

Property Type: House
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
29/07/2025 - 28/07/2026: $1,225,000

Comparable Properties



39 Bartram Rise VIEWBANK 3084 (REI)

4 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 15/07/2026
Rooms: 6
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



14 Westmere Pl VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,210,000
Method: Private Sale
Date: 25/05/2026
Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments



7 Rosemary Ct VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 20/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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