Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	74 Westcott Parade Rockbank, 3335

Indicative selling price

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

Range between	$550,000 & $585,000

Median sale price

Median price	$625,000	Property Type	RESIDENTIAL	Suburb	ROCKBANK
Period - From	01-Jan-2023	to	09-Dec-2023	Source	Price Finder

Comparable property sales

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	22 Westcott Parade, Rockbank, Vic 3335	$545,000	13-Jun-2023
2	40 Westcott Parade, Rockbank, Vic 3335	$521,000	01-Jun-2023
3	24 Westcott Parade, Rockbank, Vic 3335	$540,000	21-Jul-2022

This statement of information was prepared on 26-May-2025 at 1:45:48 PM AEST