

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	4 Adrian Court Rockbank, 3335
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Indicative selling price

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

Range between	\$600,000 & \$650,000
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Median sale price

Median price	\$600,000	Property Type	LAND	Suburb	ROCKBANK
Period - From	01-Jan-2025	to	09-Sep-2025	Source	Pricefinder

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	7 Rosette Crescent, Rockbank, Vic 3335	NOT PROVIDED	30-Jun-2025
2	15 Rosette Crescent, Rockbank, Vic 3335	NOT PROVIDED	15-Jun-2024
3	Lot 416 Bridgefield Parkway, Rockbank, Vic 3335	NOT PROVIDED	26-Jul-2024

This statement of information was prepared on 09-Sep-2025 at 2:34:09 PM AEST