

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	76 Westcott Parade Rockbank, 3335
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Indicative selling price

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

Range between	\$530,000 & \$540,000
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Median sale price

Median price	\$610,000	Property Type	HOUSE	Suburb	ROCKBANK 3335
Period - From	01-Nov-2025	to	01-Dec-2025	Source	Pricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 01-Dec-2025 at 5:03:49 PM AEDT