Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting.**

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address Including suburb and postcode	Atlas Estate (Available) – 2341 - 2421 Western Highway, Rockbank VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Lot 101 – 12.76 x 25 (341m2)	$400,000	Or range between	$*	&	$
Lot 105 – 13.48 x 25 (302m2)	$350,000	Or range between	$*	&	$
Lot 109 – 13.74 x 29.30 (402m2)	$442,500	Or range between	$*	&	$
Lot 110 – 11.14 x 25 (282m2)	$350,000	Or range between	$*	&	$
Lot 117 – 14.66 x 25 (264m2)	$320,000	Or range between	$*	&	$
Lot 118 – 18.20 x 25 (354m2)	$405,000	Or range between	$*	&	$
Lot 119 – 12.50 x 25 (313m2)	$367,500	Or range between	$*	&	$
Lot 120 & 121 – 10.50 x 25 (263m2)	$320,000	Or range between	$*	&	$
Lot 122 – 16.24 x 26.32 (390m2)	$440,000	Or range between	$*	&	$
Lot 123 – 12.55 x 26.94 (330m2)	$387,500	Or range between	$*	&	$

Lot 125 – 12.74 x 25 (283m2)	$340,000	Or range between	$*	&	$
Lot 126 – 15.74 x 25 (358m2)	$405,000	Or range between	$*	&	$
Lot 128 – 16.24 x 25 (370m2)	$430,000	Or range between	$*	&	$
Lot 130 – 10.45 x 31.21 (474m2)	$508,000	Or range between	$*	&	$
Lot 131 – 12.50 x 27.70 (344m2)	$415,000	Or range between	$*	&	$
Lot 132 – 12.50 x 27.36 (340m2)	$409,000	Or range between	$*	&	$
Lot 133 – 12.50 x 27.03 (336m2)	$405,000	Or range between	$*	&	$
Lot 134 – 15.38 x 26.70 (336m2)	$390,000	Or range between	$*	&	$
Lot 135 – 15.38 x 25.52 (355m2)	$415,000	Or range between	$*	&	$

Suburb unit median sale price

Median price	$368,000			Suburb	Rockbank
Period - From	April 2026	To	June 2026	Source	Internal Research Department

*Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of **25** property sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.*

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class E.g. One-bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 101 – 12.76 x 25 (341m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 105 – 13.48 x 25 (302m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 109 – 13.74 x 29.30 (402m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 110 – 11.14 x 25 (282m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 117 – 14.66 x 25 (264m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 118 – 18.20 x 25 (354m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 119 – 12.50 x 25 (313m2)			

Unit type or class E.g. One-bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 120 & 121 – 10.50 x 25 (263m2)			

Unit type or class E.g. One-bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 122 – 16.24 x 26.32 (390m2)			

Unit type or class E.g. One-bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 123 – 12.55 x 26.94 (330m2)			

Unit type or class E.g. One-bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 125 – 12.74 x 25 (283m2)			

Unit type or class E.g. One-bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 126 – 15.74 x 25 (358m2)			

Unit type or class E.g. One-bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 128 – 16.24 x 25 (370m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 130 – 10.45 x 31.21 (474m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 131 – 12.50 x 27.70 (344m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 132 – 12.50 x 27.36 (340m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 133 – 12.50 x 27.03 (336m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 134 – 15.38 x 26.70 (336m2)			

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 135 – 15.38 x 25.52 (355m2)			

his Statement of Information was prepared on: **30 July 2026**