

## 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

50 FLINDERS AVENUE ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

8 POPLAR DRIVE ROSEBUD VIC 3939	\$837,700	13-Sep-25
163 EASTBOURNE ROAD ROSEBUD VIC 3939	\$880,000	03-Feb-26
14 AVALON DRIVE ROSEBUD VIC 3939	\$840,000	25-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 28 February 2026



**8 POPLAR DRIVE ROSEBUD VIC 3939**

Sold Price **\$837,700** Sold Date **13-Sep-25**

 3  2  3

Distance **0.76km**



**163 EASTBOURNE ROAD ROSEBUD VIC 3939**

Sold Price <sup>RS</sup> **\$880,000** Sold Date **03-Feb-26**

 3  2  2

Distance **1.05km**



**14 AVALON DRIVE ROSEBUD VIC 3939**

Sold Price **\$840,000** Sold Date **25-Oct-25**

 3  2  -

Distance **2.02km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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