

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

3/47 WOODVALE GROVE ROSEBUD VIC 3939

Indicative selling price

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

Single Price

or range
between

\$1,090,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2024

to

31 Aug 2025

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

14A HAYES AVENUE ROSEBUD VIC 3939	\$1,100,000	02-Jun-25
3/27 THE AVENUE MCCRAE VIC 3938	\$1,180,000	06-Jun-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: 01 September 2025

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14A HAYES AVENUE ROSEBUD VIC 3939

Sold Price
\$1,100,000
Sold Date
02-Jun-25

3

2

2

Distance
0.74km



3/27 THE AVENUE MCCRAE VIC 3938

Sold Price
\$1,180,000
Sold Date
06-Jun-25

3

2

2

Distance
1.14km

RS = Recent sale
UN = Undisclosed Sale

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