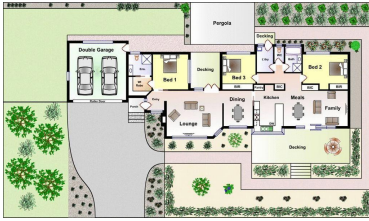


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**367 WATERFALL GULLY ROAD,**

 3  2  2

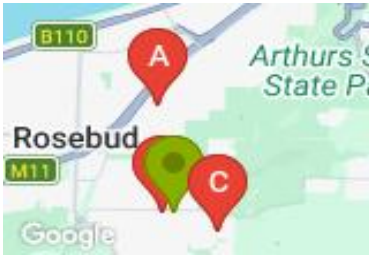
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$980,000 to \$1,020,000**

Provided by: Jackie Scott, Woodards - Flynn & Co Peninsula

## MEDIAN SALE PRICE



**ROSEBUD, VIC, 3939**

Suburb Median Sale Price (House)

**\$772,000**

01 January 2025 to 31 December 2025

Provided by: 

## COMPARABLE PROPERTIES

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.



**40 HILLMAN AVE, MCCRAE, VIC 3938**

 3  2  2

Sale Price

**\*\$1,050,000**

Sale Date: 19/02/2026

Distance from Property: 1.5km



**387 WATERFALL GULLY RD, ROSEBUD, VIC**

 3  2  4

Sale Price

**\*\$980,000**

Sale Date: 10/12/2025

Distance from Property: 142m



**21 WARRAIN AVE, ROSEBUD, VIC 3939**

 3  2  2

Sale Price

**\$1,000,000**

Sale Date: 18/11/2025

Distance from Property: 642m



This report has been compiled on 03/03/2026 by Woodards - Flynn & Co Peninsula. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 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 agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. 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**. The indicative selling price in this Statement of Information may be expressed as a single price, or as 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 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](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

367 WATERFALL GULLY ROAD, ROSEBUD, VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$980,000 to \$1,020,000


### Median sale price

Median price: \$772,000

Property type: House

Suburb: ROSEBUD

Period: 01 January 2025 to 31 December 2025

Source: 

### 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
40 HILLMAN AVE, MCCRAE, VIC 3938	*\$1,050,000	19/02/2026
387 WATERFALL GULLY RD, ROSEBUD, VIC 3939	*\$980,000	10/12/2025
21 WARRAIN AVE, ROSEBUD, VIC 3939	\$1,000,000	18/11/2025

This Statement of Information was prepared on: 03/03/2026