

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

30 Sherwood Avenue Rosebud, 3939
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### Indicative selling price

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

Price range

\$1,050,000 - \$1,150,000
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### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

(\*Delete house or unit as applicable)

Median price 

\$810,000
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 House 

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 Suburb or locality 

Rosebud, Vic 3939
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Period - From 

March 2025
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 to 

Feb 2026
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 Source 

Realestate.com.au
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### Comparable property sales.

	Price	Date of Sale

This Statement of Information was prepared on: 23th March 2026

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 six months.