

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

36 Sherwood Avenue Rosebud, Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range \$1,150,000-\$1,225,000

Median sale price - House

(*Delete house or unit as applicable)

Median price \$765,000

House

Suburb
or locality

Rosebud, Vic 3939

Period - From August 2024 to July 2025

Source Realestate.com.au

Comparable property sales.

11 Greenhill Road Rosebud	\$1,156,000	Sale Date 19/07/2025
16 Sylvan Street Rosebud	\$1,162,500	Sale Date 10/04/2025
19 Poplar Drive Rosebud	\$1,200,000	Sale Date 23/04/2025

This Statement of Information was prepared on: 11th September 2025

COUPERS LIFESTYLE PROPERTIES
MOONAH LINKS, FINGAL VICTORIA 3939

11/09/2025