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

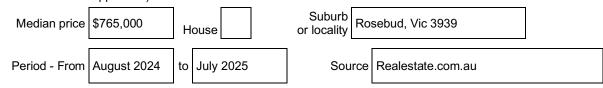
Indicative selling price

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)



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

