

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

4 Wakool Avenue, Rosebud Vic 3939

Indicative selling price

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

Range between \$1,190,000

&

\$1,290,000

Median sale price

Median price \$760,000

Property Type House

Suburb Rosebud

Period - From 01/07/2024

to

30/06/2025

Source REIV

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.

	Address of comparable property	Price	Date of sale
1	54 Wallaby Dr ROSEBUD 3939	\$1,230,000	29/04/2025
2	16 Peninsula Sands Blvd ROSEBUD 3939	\$1,205,000	22/03/2025
3	56 Parkedge Cirt ROSEBUD 3939	\$1,280,000	05/03/2025

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 six months.~~

This Statement of Information was prepared on:

10/07/2025 11:49



4 2 4

Property Type: House
Land Size: 842 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price
Year ending June 2025: \$760,000

Comparable Properties



54 Wallaby Dr ROSEBUD 3939 (REI)

Agent Comments

4 2 2

Price: \$1,230,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 938 sqm approx



16 Peninsula Sands Blvd ROSEBUD 3939 (REI/VG)

Agent Comments

4 2 3

Price: \$1,205,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 791 sqm approx



56 Parkedge Cirt ROSEBUD 3939 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 800 sqm approx