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	4 Wakool Avenue, Rosebud Vic 3939
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,140,000	&	\$1,250,000
---------------------------	---	-------------

Median sale price

Median price	\$826,500	Pro	perty Type	House		Suburb	Rosebud
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	28 Parkedge Cirt ROSEBUD 3939	\$1,220,000	27/08/2025
2	11 Greenhill Rd ROSEBUD 3939	\$1,156,000	19/07/2025
3	5 Wallaby Dr ROSEBUD 3939	\$1,170,000	10/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/10/2025 10:07



WHITEFOX

Ryan O'Connor 0422 564 474 ryano@whitefoxrealestate.com.au

Indicative Selling Price \$1,140,000 - \$1,250,000 **Median House Price** September quarter 2025: \$826,500





Property Type: House Land Size: 842 sqm approx

Agent Comments

Comparable Properties

28 Parkedge Cirt ROSEBUD 3939 (REI)





Agent Comments

Price: \$1,220,000 Method: Private Sale Date: 27/08/2025

Property Type: House (Res)



11 Greenhill Rd ROSEBUD 3939 (REI)







Price: \$1,156,000 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res) Land Size: 947 sqm approx

Agent Comments



5 Wallaby Dr ROSEBUD 3939 (REI/VG)





Price: \$1,170,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 841 sqm approx

Agent Comments

Account - Whitefox Real Estate | P: 96459699





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.