

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

63 RODGER PLACE BUSHFIELD VIC 3281

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

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 five kilometres of the property for sale in the last 18 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

78 PLUMMERS HILL ROAD WOODFORD VIC 3281	\$1,050,000	21-Nov-24
146 RUSSELLS ROAD MAILORS FLAT VIC 3275	\$1,180,000	29-Apr-25
845 WARRNAMBOOL-CARAMUT ROAD MAILORS FLAT VIC 3275	\$1,165,000	25-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 October 2025



78 PLUMMERS HILL ROAD

WOODFORD VIC 3281

Sold Price

\$1,050,000

Sold Date

21-Nov-24

3

2

6

Distance

2.22km



146 RUSSELLS ROAD MAILORS

FLAT VIC 3275

Sold Price

\$1,180,000

Sold Date

29-Apr-25

4

2

2

Distance

4.97km



845 WARRNAMBOOL-CARAMUT

ROAD MAILORS FLAT VIC 3275

Sold Price

\$1,165,000

Sold Date

25-Nov-24

4

2

6

Distance

4.73km

RS = Recent sale
 UN = Undisclosed Sale

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