

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

2 ROSELLA COURT FLOWERDALE VIC 3717

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Flowerdale

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

11 CREEKSIDE DRIVE FLOWERDALE VIC 3717	\$500,000	20-Jan-25
2637 WHITTLESEA-YEA ROAD FLOWERDALE VIC 3717	\$525,000	19-Dec-25
34 RIVERSIDE CRESCENT FLOWERDALE VIC 3717	\$530,000	09-Dec-25

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: 19 May 2026

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11 CREEKSIDE DRIVE
FLOWERDALE VIC 3717

2 - -

Sold Price **\$500,000** Sold Date **20-Jan-25**

Distance **0.11km**



2637 WHITTLESEA-YEA ROAD
FLOWERDALE VIC 3717

3 1 -

Sold Price **\$525,000** Sold Date **19-Dec-25**

Distance **0.28km**



34 RIVERSIDE CRESCENT
FLOWERDALE VIC 3717

3 2 2

Sold Price **\$530,000** Sold Date **09-Dec-25**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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