

# 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

125 Rossack Drive, Grovedale VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$849,000

&

\$889,000

### Median sale price

Median price

\$700,000

Property Type

House

Suburb

Grovedale

Period - From

27/05/2025

to

26/05/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
73 Ironbark Street Waurin Ponds VIC 3216	\$820,000	26/11/2025
12 Cadarga Court Grovedale VIC 3216	\$870,000	24/06/2025
32 Tannin Way Waurin Ponds VIC 3216	\$860,000	04/12/2025

This Statement of Information was prepared on:

27/05/2026