

## 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

27 GOOLGOWIE STREET ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

\$860,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

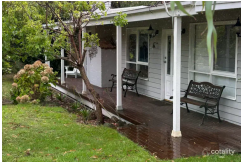
Date of sale

36 BELLBANGRA AVENUE ROSEBUD VIC 3939	\$850,000	02-Apr-26
367 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$1,020,000	02-Apr-26
33 BILBUL AVENUE ROSEBUD VIC 3939	\$955,000	03-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 11 April 2026



**36 BELLBANGRA AVENUE  
ROSEBUD VIC 3939**

3 2 2

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date **02-Apr-26**

Distance **0.27km**



**367 WATERFALL GULLY ROAD  
ROSEBUD VIC 3939**

3 2 2

Sold Price

<sup>RS</sup> **\$1,020,000**

Sold Date **02-Apr-26**

Distance **0.37km**



**33 BILBUL AVENUE ROSEBUD VIC  
3939**

3 2 2

Sold Price

<sup>RS</sup> **\$955,000**

Sold Date **03-Feb-26**

Distance **0.47km**



**53 FLINDERS STREET MCCRAE VIC  
3938**

3 2 2

Sold Price

<sup>RS</sup> **\$1,100,000**

Sold Date **02-Apr-26**

Distance **2.85km**

RS = Recent sale

UN = Undisclosed Sale

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