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Statement of Information

6 WIDDOWSON COURT, ROSEDALE, VIC 3847

Prepared by Simon Burns, Phone: 0421 333 114



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 WIDDOWSON COURT, ROSEDALE, VIC



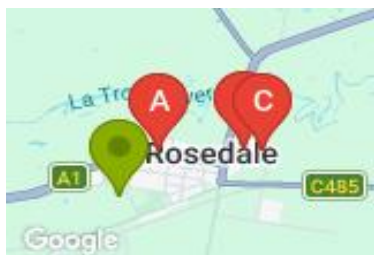
Indicative Selling Price

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

Single Price: \$179,000

Provided by: Simon Burns, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



ROSEDALE, VIC, 3847

Suburb Median Sale Price (Vacant Land)

\$191,250

01 April 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



116 PRINCE ST, ROSEDALE, VIC 3847



Sale Price

\$183,000

Sale Date: 17/07/2025

Distance from Property: 835m



20 MILL LANE, ROSEDALE, VIC 3847

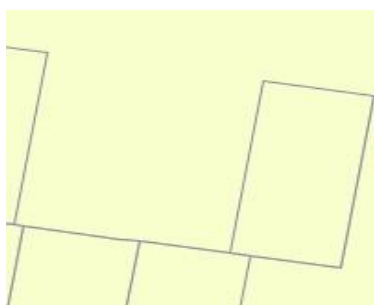


Sale Price

\$192,500

Sale Date: 19/08/2025

Distance from Property: 1.8km



44 MILL LANE, ROSEDALE, VIC 3847



Sale Price

\$189,000

Sale Date: 05/12/2025

Distance from Property: 2km



This report has been compiled on 08/04/2026 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

6 WIDDOWSON COURT, ROSEDALE, VIC 3847

Indicative selling price

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

Single Price: \$179,000


Median sale price

Median price: \$191,250

Property type: Vacant Land

Suburb: ROSEDALE

Period: 01 April 2025 to 31 March 2026

Source: 

Comparable property sales

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

Address of comparable property	Price	Date of sale
116 PRINCE ST, ROSEDALE, VIC 3847	\$183,000	17/07/2025
20 MILL LANE, ROSEDALE, VIC 3847	\$192,500	19/08/2025
44 MILL LANE, ROSEDALE, VIC 3847	\$189,000	05/12/2025

This Statement of Information was prepared on: 08/04/2026