

## 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

28 ELWERS ROAD 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

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Aug 2025

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 55 ELWERS ROAD ROSEBUD VIC 3939     | \$660,000 | 18-Apr-26 |
| 78 ELWERS ROAD ROSEBUD VIC 3939     | \$680,000 | 26-May-26 |
| 26 CLOVELLY AVENUE ROSEBUD VIC 3939 | \$670,000 | 24-Jul-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: 07 August 2026

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**55 ELWERS ROAD ROSEBUD VIC 3939**

3 1 1

Sold Price **\$660,000** Sold Date **18-Apr-26**

Distance **0.26km**



**78 ELWERS ROAD ROSEBUD VIC 3939**

3 1 1

Sold Price **\$680,000** Sold Date **26-May-26**

Distance **0.48km**



**26 CLOVELLY AVENUE ROSEBUD VIC 3939**

3 1 -

Sold Price <sup>RS</sup> **\$670,000** Sold Date **24-Jul-26**

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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