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	$490,000	&	$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
4 LONG GULLY ROAD FLOWERDALE VIC 3717	$505,000	10-Nov-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: 11 May 2026

Nutrien Harcourts

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11 CREEKSIDE DRIVE FLOWERDALE VIC 3717

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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**

4 LONG GULLY ROAD FLOWERDALE VIC 3717

3 1 2

Sold Price **$505,000** Sold Date **10-Nov-25**

Distance **3.5km**

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

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