

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 or
locality and postcode

28 Dawson Street, ROSEDALE VIC 3847

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$557,000

Property type

House

Suburb

Rosedale

Period - From

25/4/25

to

24/4/26

Source

RP Data

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
1 19 DAWSON ST, ROSEDALE VIC 3847	\$420,000	29 th January 2026
2 52 CANSICK ST, ROSEDALE VIC 3847	\$392,500	23 rd October 2025
3 54 ALBERT ST, ROSEDALE VIC 3847	\$411,000	15 th April 2026

This Statement of Information was prepared on:

24th April 2026