

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

60 CANSICK 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

\$589,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Other

Suburb

Rosedale

Period-from

01 Mar 2025

to

28 Feb 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

56 CANSICK STREET ROSEDALE VIC 3847	\$562,500	21-Feb-25
65 CANSICK STREET ROSEDALE VIC 3847	\$455,000	07-Nov-25
67 CANSICK STREET ROSEDALE VIC 3847	\$412,500	17-Jan-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: 20 March 2026



56 CANSICK STREET ROSEDALE VIC 3847

3 2 4

Sold Price

\$562,500

Sold Date

21-Feb-25

Distance

0.04km



65 CANSICK STREET ROSEDALE VIC 3847

3 1 2

Sold Price

\$455,000

Sold Date

07-Nov-25

Distance

0.08km



67 CANSICK STREET ROSEDALE VIC 3847

3 1 2

Sold Price

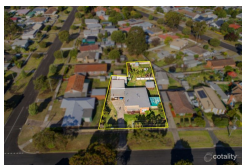
\$412,500

Sold Date

17-Jan-25

Distance

0.08km



21 LATROBE STREET ROSEDALE VIC 3847

3 1 2

Sold Price

\$522,000

Sold Date

05-Feb-26

Distance

0.33km



34 GEORGE STREET ROSEDALE VIC 3847

4 2 2

Sold Price

\$506,000

Sold Date

05-Jun-25

Distance

0.51km



46 ALBERT STREET ROSEDALE VIC 3847

4 1 4

Sold Price

\$525,000

Sold Date

19-Feb-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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13 ALBERT STREET ROSEDALE VIC 3847

Sold Price

\$558,000

Sold Date **17-Nov-25**

 3  1  4

Distance **0.61km**



87 ALBERT STREET ROSEDALE VIC 3847

Sold Price

^{RS} **\$550,000**

Sold Date **27-Feb-26**

 4  3  2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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