

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

8 BLACKWOOD PLACE ROSEBUD VIC 3939

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

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

9/431 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$710,000	07-Aug-26
10/431 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$750,000	01-Aug-26
20 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$777,000	03-Aug-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: 27 August 2026


**9/431 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**

Sold Price

^{RS}
\$710,000

Sold Date **07-Aug-26**


3



2



2

Distance

0.27km

**10/431 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**

Sold Price

^{RS}
\$750,000

Sold Date **01-Aug-26**


3



2



2

Distance

0.29km

**20 SANTA ROSA CIRCUIT
ROSEBUD VIC 3939**

Sold Price

^{RS}
\$777,000

Sold Date **03-Aug-26**


3



2



2

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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