

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

37 Duke 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 \$470,000

Median sale price

Median price \$473,000

Property type House

Suburb Rosedale

Period - From 18/11/24

to

17/11/25

Source Cotality & Realestate.com

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 29 Dawson Street, Rosedale 3847	\$460,000	13 th August 2025
2 28 Moore Street, Rosedale 3847	\$440,000	16 th May 2025
3 68 Duke Street, Rosedale 3847	\$440,000	8 th May 2025

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: 17th November 2025