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	50 Rosemond Way, Bannockburn VIC 3331

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $830,000 & $880,000

Median sale price

Median price $725,000 Property Type House Suburb Bannockburn

Period - From 13/11/2025 to 13/05/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Sunset Way Bannockburn VIC 3331	$850,000	09/12/2025
34 Byron Street Bannockburn VIC 3331	$835,000	10/03/2026
78 Dardel Drive Bannockburn VIC 3331	$850,000	11/03/2026

This Statement of Information was prepared on: 14/05/2026