

# 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

20 Morgan Street, Rosebud, Vic 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$939,000

### Median sale price

Median price

\$760,000

Property type

House

Suburb

Rosebud

Period - From

01/04/2024

to

31/03/2025

Source



PropTrack

### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 Pengana Street, Rosebud, VIC 3939	\$850,000	29/11/2024
24 Elwers Road, Rosebud, VIC 3939	\$855,000	26/10/2024
5 Madura Street, Rosebud, VIC 3939	\$903,000	19/11/2024

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 six months.~~

This Statement of Information was prepared on: 08/04/2025