

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

3 MADURA STREET 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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

5 MADURA STREET ROSEBUD VIC 3939	\$903,000	23-Nov-24
13 PENGANA STREET ROSEBUD VIC 3939	\$850,000	13-Dec-24
5 PHILLIP STREET ROSEBUD VIC 3939	\$806,500	13-Jan-25

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: 23 January 2025



5 MADURA STREET ROSEBUD VIC 3939

3 2 4

Sold Price

^{RS} **\$903,000**

Sold Date **23-Nov-24**

Distance **0.02km**



13 PENGANA STREET ROSEBUD VIC 3939

3 2 2

Sold Price

^{RS} **\$850,000**

Sold Date **13-Dec-24**

Distance **0.2km**



5 PHILLIP STREET ROSEBUD VIC 3939

3 1 2

Sold Price

^{RS} **\$806,500**

Sold Date **13-Jan-25**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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