

## 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

14A HAYES AVENUE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/8 KOORONG AVENUE ROSEBUD VIC 3939	1054000	18-Dec-24
26 NINTH AVENUE ROSEBUD VIC 3939	1150000	04-Mar-25
22 ELWERS ROAD ROSEBUD VIC 3939	1072000	05-Apr-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.~~

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1/8 KOORONG AVENUE ROSEBUD VIC 3939 Sold Price 1054000 Sold Date 18-Dec-24  
Distance 1.58km

3 2 2



26 NINTH AVENUE ROSEBUD VIC 3939 Sold Price RS 1150000 Sold Date 04-Mar-25  
Distance 0.86km

4 2 2



22 ELWERS ROAD ROSEBUD VIC 3939 Sold Price RS 1072000 Sold Date 05-Apr-25  
Distance 0.78km

4 2 -

RS = Recent sale UN = Undisclosed Sale

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