

## 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

1 BRAIDWOOD AVENUE ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$625,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$768,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2024

to

30 Sep 2025

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 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/3 HOPE STREET ROSEBUD VIC 3939     | \$670,000 | 30-Aug-25 |
| 2/86 FIRST AVENUE ROSEBUD VIC 3939   | \$625,000 | 31-May-25 |
| 1/1 WINDELLA AVENUE ROSEBUD VIC 3939 | \$620,000 | 12-Sep-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: 25 October 2025



2/3 HOPE STREET ROSEBUD VIC 3939

Sold Price

RS\$670,000

Sold Date 30-Aug-25

2

2

1

Distance 0.48km



2/86 FIRST AVENUE ROSEBUD VIC 3939

Sold Price

\$625,000

Sold Date 31-May-25

3

1

1

Distance 0.62km



1/1 WINDELLA AVENUE ROSEBUD VIC 3939

Sold Price

RS\$620,000

Sold Date 12-Sep-25

2

1

1

Distance 0.55km

RS = Recent sale

UN = Undisclosed Sale

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