

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

1/111 MORGAN 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,000

Property type

Townhouse

Suburb

Rosebud

Period-from

01 Mar 2024

to

31 May 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

26 NINTH AVENUE ROSEBUD VIC 3939	\$1,150,000	04-Mar-25
44 HAYES AVENUE ROSEBUD VIC 3939	\$1,125,000	14-Dec-24
12 PATERSON STREET ROSEBUD VIC 3939	\$1,207,500	27-Mar-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: 04 June 2025



26 NINTH AVENUE ROSEBUD VIC 3939

Sold Price

^{RS} **\$1,150,000**

Sold Date

04-Mar-25

 4  2  2

Distance

0.79km



44 HAYES AVENUE ROSEBUD VIC 3939

Sold Price

^{RS} **\$1,125,000**

Sold Date

14-Dec-24

 5  3  2

Distance

0.8km



12 PATERSON STREET ROSEBUD VIC 3939

Sold Price

^{RS} **\$1,207,500**

Sold Date

27-Mar-25

 4  3  1

Distance

0.28km



23A HILLMAN AVENUE MCCRAE VIC 3938

Sold Price

^{RS} **\$1,235,000**

Sold Date

02-Jun-25

 3  2  2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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