

# 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

1/6 Cairns St Rosebud 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 \$ 550,000 & \$ 600,000

### Median sale price

Median price \$ 657,435

Property type Unit

Suburb Rosebud 3939

Period - From Feb 2024

to

Jan 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 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
1. 5/14 Elwers Rd Rosebud	\$ 642,000	3/2/2025
2. 24/72 Jetty Rd Rosebud	\$ 520,000	29/1/2025
3. 5/12 Vicky Crt Rosebud	\$ 580,000	3/12/2024

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: 6/5/2025