

## 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

107/866 POINT NEPEAN ROAD 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

\$585,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2024

to

30 Jun 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

2/866 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$631,000	22-Jan-25
3/2 CAIRNS STREET ROSEBUD VIC 3939	\$640,000	15-Apr-25
5/14 ELWERS ROAD ROSEBUD VIC 3939	\$642,000	03-Feb-25

OR

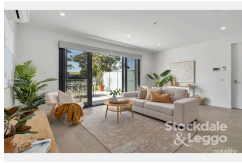
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 14 July 2025

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**2/866 POINT NEPEAN ROAD  
ROSEBUD VIC 3939**

 2  2  1

Sold Price

**\$631,000**

Sold Date

**22-Jan-25**

Distance

**0km**



**3/2 CAIRNS STREET ROSEBUD VIC  
3939**

 2  2  1

Sold Price

**\$640,000**

Sold Date

**15-Apr-25**

Distance

**0.45km**



**5/14 ELWERS ROAD ROSEBUD VIC  
3939**

 2  1  -

Sold Price

**\$642,000**

Sold Date

**03-Feb-25**

Distance

**0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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