

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

111 THIRD AVENUE 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

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

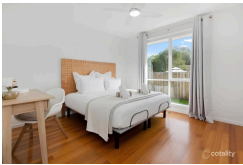
Date of sale

39 WARRANILLA AVENUE ROSEBUD VIC 3939	\$951,000	01-May-25
13C MORGAN STREET ROSEBUD VIC 3939	\$895,000	13-Jan-25
14A RONLYN STREET CAPEL SOUND VIC 3940	\$895,000	22-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.~~

This Statement of Information was prepared on: 10 July 2025



39 WARRANILLA AVENUE
ROSEBUD VIC 3939

 3

 2

 2

Sold Price

RS

\$951,000

UN

Sold Date
01-May-25

Distance
0.39km



13C MORGAN STREET ROSEBUD
VIC 3939

 3

 2

 2

Sold Price

RS

\$895,000

UN

Sold Date
13-Jan-25

Distance
1.32km



14A RONLYN STREET CAPEL
SOUND VIC 3940

 3

 2

 2

Sold Price

RS

\$895,000

UN

Sold Date
22-Apr-25

Distance
1.35km

RS = Recent sale

UN = Undisclosed Sale

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