

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

1,2 & 3/167 Eastbourne Road, Rosebud Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Rosebud

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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	14a Hayes Av ROSEBUD 3939	\$1,100,000	02/06/2025
2	12 Paterson St ROSEBUD 3939	\$1,207,500	27/03/2025
3	26 Ninth Av ROSEBUD 3939	\$1,150,000	04/03/2025

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:

07/08/2025 16:35

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4 3.5 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending June 2025: \$760,000

Comparable Properties



14a Hayes Av ROSEBUD 3939 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 02/06/2025

Property Type: Townhouse (Single)

Land Size: 446 sqm approx



12 Paterson St ROSEBUD 3939 (REI/VG)

Agent Comments

4 3 2

Price: \$1,207,500

Method: Private Sale

Date: 27/03/2025

Property Type: House

Land Size: 370 sqm approx



26 Ninth Av ROSEBUD 3939 (REI/VG)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Private Sale

Date: 04/03/2025

Property Type: House

Land Size: 382 sqm approx

Account - Whitefox Real Estate | P: 96459699



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