

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

13 DUNSTONE DRIVE 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

13 BANKSIA PLACE ROSEBUD VIC 3939	\$701,000	07-Jun-25
156 SEVENTH AVENUE ROSEBUD VIC 3939	\$735,000	07-Jun-25
71 HAYES AVENUE ROSEBUD VIC 3939	\$740,000	02-Jul-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: 01 September 2025



13 BANKSIA PLACE ROSEBUD VIC 3939

Sold Price

\$701,000

Sold Date

07-Jun-25

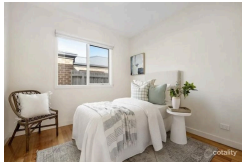
3

1

1

Distance

0.45km



156 SEVENTH AVENUE ROSEBUD VIC 3939

Sold Price

\$735,000

Sold Date

07-Jun-25

3

2

1

Distance

0.53km



71 HAYES AVENUE ROSEBUD VIC 3939

Sold Price

^{RS} **\$740,000**

Sold Date

02-Jul-25

3

1

1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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