

## 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

15/72 JETTY 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2024

to

30 Apr 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

24/72 JETTY ROAD ROSEBUD VIC 3939	\$520,000	29-Jan-25
28/72 JETTY ROAD ROSEBUD VIC 3939	\$501,000	21-Jan-25
62/72 JETTY ROAD ROSEBUD VIC 3939	\$512,000	09-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: 20 May 2025

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**24/72 JETTY ROAD ROSEBUD VIC  
3939**

Sold Price

**\$520,000**

Sold Date

**29-Jan-25** 2 1 -

Distance

**0km****28/72 JETTY ROAD ROSEBUD VIC  
3939**

Sold Price

**\$501,000**

Sold Date

**21-Jan-25** 2 1 1

Distance

**0km****62/72 JETTY ROAD ROSEBUD VIC  
3939**

Sold Price

**\$512,000**

Sold Date

**09-Feb-25** 2 1 1

Distance

**0km****RS** = Recent sale**UN** = Undisclosed Sale

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