

## 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

177 EIGHTH AVENUE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2025

to

31 Jan 2026

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 189 SEVENTH AVENUE ROSEBUD VIC 3939     | \$670,000 | 06-Nov-25 |
| 118 SEVENTH AVENUE ROSEBUD VIC 3939     | \$660,000 | 22-Jan-26 |
| 198 NINTH AVENUE SOUTH ROSEBUD VIC 3939 | \$645,000 | 30-Sep-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: 11 February 2026



## 189 SEVENTH AVENUE ROSEBUD VIC 3939

2 1 1

Sold Price

**\$670,000**

Sold Date **06-Nov-25**

Distance **0.12km**



## 118 SEVENTH AVENUE ROSEBUD VIC 3939

3 1 2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date **22-Jan-26**

Distance **0.28km**



## 198 NINTH AVENUE SOUTH ROSEBUD VIC 3939

2 1 1

Sold Price

**\$645,000**

Sold Date **30-Sep-25**

Distance **0.07km**



## 95 FIFTH AVENUE ROSEBUD VIC 3939

2 1 3

Sold Price

**\$655,000**

Sold Date **08-Nov-25**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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