

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

198 Ninth Avenue South, Rosebud Vic 3939

Indicative selling price

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

Range between

\$645,000

&

\$695,000

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	203 Eighth Av ROSEBUD 3939	\$630,500	03/07/2025
2	89 Third Av ROSEBUD 3939	\$630,000	02/07/2025
3	131 Second Av ROSEBUD 3939	\$660,000	02/03/2025

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:

03/09/2025 16:46



 2  1  1

Property Type: House (Res)

Land Size: 389 sqm approx

Agent Comments

Indicative Selling Price

\$645,000 - \$695,000

Median House Price

Year ending June 2025: \$760,000

Comparable Properties



203 Eighth Av ROSEBUD 3939 (VG)

Agent Comments

 2  -  -

Price: \$630,500

Method: Sale

Date: 03/07/2025

Property Type: House (Res)

Land Size: 390 sqm approx



89 Third Av ROSEBUD 3939 (REI/VG)

Agent Comments

 2  1  2

Price: \$630,000

Method: Private Sale

Date: 02/07/2025

Property Type: House

Land Size: 390 sqm approx



131 Second Av ROSEBUD 3939 (REI/VG)

Agent Comments

 3  1  2

Price: \$660,000

Method: Private Sale

Date: 02/03/2025

Property Type: House

Land Size: 389 sqm approx