

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

19A LAWSON CRESCENT 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jun 2024

to

31 May 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

1/8 ROSEMORE ROAD ROSEBUD VIC 3939	\$735,000	20-May-25
4/57 WOYNA AVENUE CAPEL SOUND VIC 3940	\$703,000	18-Feb-25
2/10 MOORFIELD AVENUE ROSEBUD VIC 3939	\$750,000	29-Apr-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: 10 June 2025



**1/8 ROSEMORE ROAD ROSEBUD
VIC 3939**

 3  2  2

Sold Price

^{RS}

\$735,000

Sold Date **20-May-25**

Distance **1.28km**



**4/57 WOYNA AVENUE CAPEL
SOUND VIC 3940**

 3  2  1

Sold Price

^{RS}

\$703,000

Sold Date **18-Feb-25**

Distance **4.1km**



**2/10 MOORFIELD AVENUE
ROSEBUD VIC 3939**

 4  2  2

Sold Price

^{RS}

\$750,000

Sold Date **29-Apr-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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