

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

2/2A PENGANA STREET 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

\$750,000

&

\$795,000

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

| | | |
|--------------------------------------|--------|-----------|
| 16 SOUTH ROAD MCCRAE VIC 3938 | 888000 | 23-Mar-25 |
| 4/5 ROSEMORE ROAD ROSEBUD VIC 3939 | 925000 | 14-Jan-25 |
| 3/2A PENGANA STREET ROSEBUD VIC 3939 | 880000 | 14-Mar-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: 24 June 2025



16 SOUTH ROAD MCCRAE VIC 3938 Sold Price

888000 Sold Date **23-Mar-25**

3 2 2

Distance **0.77km**



4/5 ROSEMORE ROAD ROSEBUD VIC 3939 Sold Price

925000 Sold Date **14-Jan-25**

3 2 1

Distance **0.39km**



3/2A PENGANA STREET ROSEBUD VIC 3939 Sold Price

880000 Sold Date **14-Mar-25**

3 2 1

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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