

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

2/41 SOUTH ROAD 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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

1/2A PENGANA STREET ROSEBUD VIC 3939	\$1,195,000	21-Sep-24
3/2A PENGANA STREET ROSEBUD VIC 3939	\$880,000	14-Mar-25
47 ROSEMORE ROAD ROSEBUD VIC 3939	\$860,000	06-Dec-24

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: 06 June 2025

**1/2A PENGANA STREET ROSEBUD
VIC 3939**

3 2 2

Sold Price

\$1,195,000

Sold Date

21-Sep-24

Distance

0.49km**3/2A PENGANA STREET ROSEBUD
VIC 3939**

3 2 1

Sold Price

\$880,000

Sold Date

14-Mar-25

Distance

0.49km**47 ROSEMORE ROAD ROSEBUD
VIC 3939**

2 2 1

Sold Price

\$860,000

Sold Date

06-Dec-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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