

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

2/63 BONEO 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jun 2025

to

31 May 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

1/56 BONEO ROAD ROSEBUD VIC 3939	\$760,000	17-Jan-25
2/56 BONEO ROAD ROSEBUD VIC 3939	\$650,000	24-Sep-25
5/86 FIRST AVENUE ROSEBUD VIC 3939	\$650,000	31-May-26

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: 26 June 2026



1/56 BONEO ROAD ROSEBUD VIC 3939

Sold Price

\$760,000

Sold Date

17-Jan-25

3

2

2

Distance

0.15km



2/56 BONEO ROAD ROSEBUD VIC 3939

Sold Price

\$650,000

Sold Date

24-Sep-25

2

2

1

Distance

0.15km



5/86 FIRST AVENUE ROSEBUD VIC 3939

Sold Price

^{RS} **\$650,000**

Sold Date

31-May-26

3

2

1

Distance

0.47km



1 GEORGIA WAY CAPEL SOUND VIC 3940

Sold Price

\$690,000

Sold Date

06-Jan-25

3

2

1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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