

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 OVERLEA AVENUE 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	\$900,000	&	\$980,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$770,000	Property type	House	Suburb	Rosebud
Period-from	01 Jan 2025	to	31 Dec 2025	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
47 RILEY STREET MCCRAE VIC 3938	\$950,000	23-Nov-25
40 HOVE ROAD ROSEBUD VIC 3939	\$932,000	27-Jul-25
12 OCEAN STREET ROSEBUD VIC 3939	\$915,000	04-Nov-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: 13 January 2026



**47 RILEY STREET MCCRAE VIC
3938**

3 2 1

Sold Price

\$950,000 Sold Date **23-Nov-25**

Distance **0.93km**



**40 HOVE ROAD ROSEBUD VIC
3939**

3 2 2

Sold Price

\$932,000 Sold Date **27-Jul-25**

Distance **1.35km**



**12 OCEAN STREET ROSEBUD VIC
3939**

3 2 2

Sold Price

\$915,000 Sold Date **04-Nov-25**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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