

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

22/72 JETTY 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

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2024

to

30 Apr 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

24/72 JETTY ROAD ROSEBUD VIC 3939	\$520,000	29-Jan-25
62/72 JETTY ROAD ROSEBUD VIC 3939	\$512,000	09-Feb-25
28/72 JETTY ROAD ROSEBUD VIC 3939	\$501,000	21-Jan-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: 21 May 2025

**24/72 JETTY ROAD ROSEBUD VIC
3939**

Sold Price

\$520,000

Sold Date

29-Jan-25

2 1 -

Distance

0km**62/72 JETTY ROAD ROSEBUD VIC
3939**

Sold Price

\$512,000

Sold Date

09-Feb-25

2 1 1

Distance

0km**28/72 JETTY ROAD ROSEBUD VIC
3939**

Sold Price

\$501,000

Sold Date

21-Jan-25

2 1 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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