

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 CORAL CLOSE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2024

to

30 Nov 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

32 BILBUL AVENUE ROSEBUD VIC 3939	\$940,000	24-Sep-25
16 CAROLINE COURT ROSEBUD VIC 3939	\$940,000	07-Oct-25
40 HOVE ROAD ROSEBUD VIC 3939	\$932,000	27-Jul-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: 29 December 2025



32 BILBUL AVENUE ROSEBUD VIC 3939

Sold Price
\$940,000
Sold Date
24-Sep-25

3
1
3

Distance
0.58km



16 CAROLINE COURT ROSEBUD VIC 3939

Sold Price
Sold Date
07-Oct-25

3
2
2

Distance
0.88km



40 HOVE ROAD ROSEBUD VIC 3939

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

3
2
2

Distance
1.32km

RS = Recent sale
UN = Undisclosed Sale

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