

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

24 WOONTON STREET 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2024

to

31 Oct 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

8 HAYES AVENUE ROSEBUD VIC 3939	780000	26-Aug-25
51 KENNINGTON ROAD ROSEBUD VIC 3939	765000	22-Aug-25
11 WOODVALE GROVE ROSEBUD VIC 3939	795000	08-Sep-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.~~

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8 HAYES AVENUE ROSEBUD VIC 3939

Sold Price

780000

Sold Date

26-Aug-25

3

2

1

Distance

0.43km

51 KENNINGTON ROAD ROSEBUD VIC 3939

Sold Price

765000

Sold Date

22-Aug-25

3

1

3

Distance

0.05km

11 WOODVALE GROVE ROSEBUD VIC 3939

Sold Price

795000

Sold Date

08-Sep-25

3

1

1

Distance

0.76km

RS = Recent sale UN = Undisclosed Sale

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