

## 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

29 LEON AVENUE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$729,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2024

to

31 Mar 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

9 HAYES AVENUE ROSEBUD VIC 3939	\$708,000	29-Nov-24
20 KENNINGTON ROAD ROSEBUD VIC 3939	\$765,000	09-Nov-24
20 LYON STREET ROSEBUD VIC 3939	\$768,000	25-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: 30 April 2025

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**9 HAYES AVENUE ROSEBUD VIC 3939**

 3  1  -

Sold Price

**\$708,000**

Sold Date **29-Nov-24**

Distance **0.12km**



**20 KENNINGTON ROAD ROSEBUD VIC 3939**

 3  1  1

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date **09-Nov-24**

Distance **0.37km**



**20 LYON STREET ROSEBUD VIC 3939**

 3  2  1

Sold Price

**\$768,000**

Sold Date **25-Jan-25**

Distance **0.44km**

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

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