

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

3/13 ROSEBROOK 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2024

to

31 Aug 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

1/50 FIRST AVENUE ROSEBUD VIC 3939	\$850,500	27-Aug-25
49 ROSEMORE ROAD ROSEBUD VIC 3939	\$860,000	08-Aug-25
2/41 SOUTH ROAD ROSEBUD VIC 3939	\$895,000	-

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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GRANGER

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1/50 FIRST AVENUE ROSEBUD VIC 3939

Sold Price

^{RS}

\$850,500

Sold Date

27-Aug-25

3

2

1

Distance

0.23km



49 ROSEMORE ROAD ROSEBUD VIC 3939

Sold Price

^{RS}

\$860,000

Sold Date

08-Aug-25

3

2

2

Distance

2.07km



2/41 SOUTH ROAD ROSEBUD VIC 3939

Sold Price

\$895,000

Sold Date

-

3

2

2

Distance

2.54km

RS = Recent sale

UN = Undisclosed Sale

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