

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

3/164 SIXTH AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Aug 2024

to

31 Jul 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

3/77 JETTY ROAD ROSEBUD VIC 3939	\$531,758	31-Jul-25
15/72 JETTY ROAD ROSEBUD VIC 3939	\$530,000	02-Jul-25
1/6 CAIRNS STREET ROSEBUD VIC 3939	\$550,000	24-Jun-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: 05 August 2025



3/77 JETTY ROAD ROSEBUD VIC 3939

Sold Price

RS

\$531,758

Sold Date

31-Jul-25

2

1

1

Distance

0.88km



15/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

RS

\$530,000

Sold Date

02-Jul-25

2

1

1

Distance

1.13km



1/6 CAIRNS STREET ROSEBUD VIC 3939

Sold Price

RS

\$550,000

Sold Date

24-Jun-25

2

1

1

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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