

## 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

3/2 CAIRNS STREET 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

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

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

5/14 ELWERS ROAD ROSEBUD VIC 3939	\$642,000	03-Feb-25
2/866 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$631,000	22-Jan-25
3/9 HILLMAN AVENUE MCCRAE VIC 3938	\$625,000	03-Dec-24

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: 02 April 2025

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**5/14 ELWERS ROAD ROSEBUD VIC 3939**

Sold Price

**\$642,000**

Sold Date

**03-Feb-25**

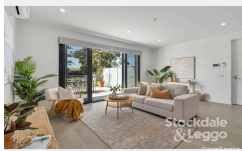
 2

 1

 -

Distance

**0.39km**



**2/866 POINT NEPEAN ROAD ROSEBUD VIC 3939**

Sold Price

**\$631,000**

Sold Date

**22-Jan-25**

 2

 2

 1

Distance

**0.45km**



**3/9 HILLMAN AVENUE MCCRAE VIC 3938**

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date

**03-Dec-24**

 2

 2

 1

Distance

**1.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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