

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 MARKS 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

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

20 MORGAN STREET ROSEBUD VIC 3939	\$920,000	15-May-25
39 WARRANILLA AVENUE ROSEBUD VIC 3939	\$951,000	01-May-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: 07 August 2025



20 MORGAN STREET ROSEBUD
VIC 3939

3

2

3

Sold Price

^{RS}**\$920,000**^{UN}

Sold Date

15-May-25

Distance

1.96km



39 WARRANILLA AVENUE
ROSEBUD VIC 3939

3

2

2

Sold Price

\$951,000

Sold Date

01-May-25

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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