

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

38 Parkmore Road, Rosebud Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price

\$772,000

Property Type

House

Suburb

Rosebud

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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	5 Mark St ROSEBUD 3939	\$620,000	21/08/2025
2			
3			

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 six months.~~

This Statement of Information was prepared on:

03/12/2025 09:50



 3  1  2

Property Type: House
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median House Price
Year ending September 2025: \$772,000

Comparable Properties



5 Mark St ROSEBUD 3939 (REI/VG)

Agent Comments

 3  1  2

Price: \$620,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 373 sqm approx

38 Parkmore Road is a cement sheet house which was built in the 1950's, on a unique corner allotment of 318m2. There are no further comparable sales that have occurred within the last 6 months, within 2km of this property, which can be supplied within the requirements of the Statement of Information .