

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

4 CRESTWOOD DRIVE 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

\$1,850,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2024

to

30 Nov 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

14 SEABROOK AVENUE ROSEBUD VIC 3939	\$1,925,000	02-Dec-25
85 ROSEBUD AVENUE ROSEBUD VIC 3939	\$1,930,000	09-Dec-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: 13 December 2025



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**14 SEABROOK AVENUE ROSEBUD
VIC 3939**

Sold Price

^{RS}

\$1,925,000

Sold Date

02-Dec-25



5



3



5

Distance

1.73km



**85 ROSEBUD AVENUE ROSEBUD
VIC 3939**

Sold Price

^{RS}

\$1,930,000

Sold Date

09-Dec-25



4



2



7

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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