

## 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

5/1485 POINT NEPEAN ROAD ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2024

to

31 Aug 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 2/10 MOORFIELD AVENUE ROSEBUD VIC 3939         | \$750,000 | 22-Apr-25 |
| 24/1553 POINT NEPEAN ROAD CAPEL SOUND VIC 3940 | \$750,000 | 06-Jun-25 |
| 2/26 MIRRIAM AVENUE CAPEL SOUND VIC 3940       | \$780,000 | 08-Apr-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: 16 September 2025



## 2/10 MOORFIELD AVENUE ROSEBUD VIC 3939

2 2 2

Sold Price **\$750,000** Sold Date **22-Apr-25**

Distance **0.47km**



## 24/1553 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

3 2 2

Sold Price Sold Date **06-Jun-25**

Distance **0.54km**



## 2/26 MIRRIAM AVENUE CAPEL SOUND VIC 3940

3 2 1

Sold Price **\$780,000** Sold Date **08-Apr-25**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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