

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

6/757 POINT NEPEAN ROAD 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

\$460,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

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

10/773 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$480,000	16-Jul-25
58/72 JETTY ROAD ROSEBUD VIC 3939	\$500,000	25-Jul-25
43/72 JETTY ROAD ROSEBUD VIC 3939	\$510,150	16-Jul-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: 02 September 2025



**10/773 POINT NEPEAN ROAD
ROSEBUD VIC 3939**

1 1 1

Sold Price

\$480,000

Sold Date

16-Jul-25

Distance

0.17km



**58/72 JETTY ROAD ROSEBUD VIC
3939**

2 1 1

Sold Price

^{RS} **\$500,000**

Sold Date

25-Jul-25

Distance

1.09km



**43/72 JETTY ROAD ROSEBUD VIC
3939**

2 1 1

Sold Price

^{RS} **\$510,150**

Sold Date

16-Jul-25

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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