

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

6/777 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2024

to

30 Sep 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

1/6 CAIRNS STREET ROSEBUD VIC 3939	\$550,000	04-Jun-25
1/6 LEON AVENUE ROSEBUD VIC 3939	\$576,500	28-Jul-25
4/27 SEVENTH AVENUE ROSEBUD VIC 3939	\$570,000	05-Aug-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: 20 October 2025

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1/6 CAIRNS STREET ROSEBUD VIC 3939 Sold Price **\$550,000** Sold Date **04-Jun-25**

2 1 1

Distance **0.4km**



1/6 LEON AVENUE ROSEBUD VIC 3939 Sold Price **\$576,500** Sold Date **28-Jul-25**

2 1 1

Distance **0.93km**



4/27 SEVENTH AVENUE ROSEBUD VIC 3939 Sold Price **\$570,000** Sold Date **05-Aug-25**

2 1 1

Distance **1.39km**

RS = Recent sale **UN** = Undisclosed Sale

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