

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 SHERIDAN 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

\$750,000

&

\$795,000

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

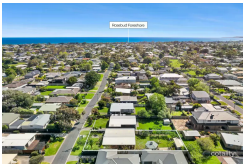
Date of sale

51 KENNINGTON ROAD ROSEBUD VIC 3939	\$765,000	22-Aug-25
42 SPRAY STREET ROSEBUD VIC 3939	\$732,000	03-Nov-25
41 WOONTON CRESCENT ROSEBUD VIC 3939	\$740,000	11-Sep-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 December 2025



51 KENNINGTON ROAD ROSEBUD
VIC 3939

3

1

3

Sold Price

\$765,000

Sold Date

22-Aug-25

Distance

0.68km



42 SPRAY STREET ROSEBUD VIC
3939

3

2

1

Sold Price

^{RS}\$732,000

Sold Date

03-Nov-25

Distance

1.41km



41 WOONTON CRESCENT
ROSEBUD VIC 3939

3

1

3

Sold Price

\$740,000

Sold Date

11-Sep-25

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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