

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 WEBBER LANE 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

\$869,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

Unit

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

2/12 ANNE STREET ROSEBUD VIC 3939	\$835,000	13-Aug-25
2/36 MARK STREET ROSEBUD VIC 3939	\$810,000	04-Sep-25
29 BARRAGOWA DRIVE CAPEL SOUND VIC 3940	\$880,000	22-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: 03 December 2025



2/12 ANNE STREET ROSEBUD VIC 3939

Sold Price
\$835,000
Sold Date
13-Aug-25

3

2

2

Distance
0.46km



2/36 MARK STREET ROSEBUD VIC 3939

Sold Price
\$810,000
Sold Date
04-Sep-25

3

2

2

Distance
1.41km



29 BARRAGOWA DRIVE CAPEL SOUND VIC 3940

Sold Price
^{RS}\$880,000
Sold Date
22-Aug-25

3

2

1

Distance
2.4km

RS = Recent sale
UN = Undisclosed Sale

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