

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

87-89 SEVENTH AVENUE 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

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

45-47 FOURTH AVENUE ROSEBUD VIC 3939	\$729,000	06-Feb-25
25 THOMAS STREET ROSEBUD VIC 3939	\$842,000	20-Apr-24
207 NINTH AVENUE SOUTH ROSEBUD VIC 3939	\$787,500	24-May-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: 29 September 2025

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45-47 FOURTH AVENUE ROSEBUD VIC 3939

Sold Price

\$729,000

Sold Date

06-Feb-25

 3

 2

 2

Distance

0.29km



25 THOMAS STREET ROSEBUD VIC 3939

Sold Price

\$842,000

Sold Date

20-Apr-24

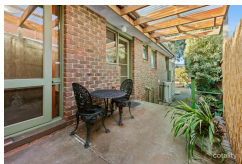
 3

 1

 1

Distance

0.66km



207 NINTH AVENUE SOUTH ROSEBUD VIC 3939

Sold Price

\$787,500

Sold Date

24-May-25

 3

 2

 2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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