

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 89 Third Ave Rosebud 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 \$ 580,000 & \$ 630,000

Median sale price

Median price \$ 786,744 Property type House Suburb Rosebud 3939

Period - From Mar 2024 to Feb 2025 Source Corelogic

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 six 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. 73 Sixth Ave Rosebud	\$ 625,000	16/4/2025
2. 5 Third Ave Rosebud	\$ 620,000	13/2/2025
3. 176 Sixth Ave Rosebud	\$ 605,000	16/1/2025

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 six months.~~

This Statement of Information was prepared on: 8/5/2025