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	1/12 VICKIE COURT 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$708,750	Property type	Unit	Suburb	Rosebud
Period-from	01 May 2025	to	30 Apr 2026	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
11/86 POTTON AVENUE ROSEBUD VIC 3939	$580,000	03-Mar-26
2/333 BAYVIEW ROAD ROSEBUD VIC 3939	$665,000	21-Mar-26

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: 09 May 2026

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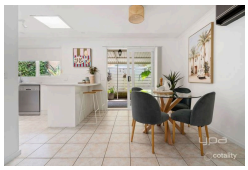

11/86 POTTON AVENUE ROSEBUD VIC 3939

2 1 1

Sold Price RS **$580,000** Sold Date **03-Mar-26**

Distance **1.04km**

2/333 BAYVIEW ROAD ROSEBUD VIC 3939

2 1 1

Sold Price **$665,000** Sold Date **21-Mar-26**

Distance **0.94km**

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

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