

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 WILSON STREET 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

\$1,195,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Commercial

Suburb

Rosebud

Period-from

01 Sep 2025

to

31 Aug 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

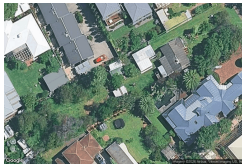
Date of sale

2 EDDYSTONE STREET MCCRAE VIC 3938	\$1,720,000	19-Apr-26
7 ROSEBROOK STREET ROSEBUD VIC 3939	\$1,100,000	28-Jul-26
24 LEON AVENUE ROSEBUD VIC 3939	\$1,390,000	11-Jul-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: 23 September 2026



2 EDDYSTONE STREET MCCRAE VIC 3938

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Sold Price

\$1,720,000

Sold Date

19-Apr-26

Distance

1.42km

7 ROSEBROOK STREET ROSEBUD VIC 3939

-
 -
 -

Sold Price

^{RS} **\$1,100,000**

Sold Date

28-Jul-26

Distance

1.68km

24 LEON AVENUE ROSEBUD VIC 3939

5
 3
 2

Sold Price

\$1,390,000

Sold Date

11-Jul-26

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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