

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

2/12 MARTIN 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

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

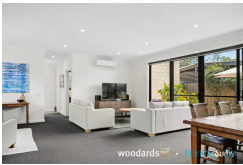
Date of sale

1/67 ELWERS ROAD ROSEBUD VIC 3939	\$910,000	17-Nov-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: 01 May 2026



1/67 ELWERS ROAD ROSEBUD VIC

Sold Price

RS

\$910,000

Sold Date

17-Nov-25

3939

4

2

2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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