

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 25 Rosedale Circuit, Rosebud, Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between \$870,000 & \$925,000

Median sale price

Median price \$687,500 Property type Unit Suburb Rosebud

Period - From 01/09/2025 to 31/08/2026 Source Realestate.com.au

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
6 Rosedale Circuit, Rosebud, Vic 3939	\$970,000	25/06/2026
4 Rosedale Circuit, Rosebud, Vic 3939	\$1,010,000	24/06/2026
1 Rosedale Circuit Rosebud, Vic 3939	\$970,000	19/06/2026

This Statement of Information was prepared on: 07/09/2026