

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

5 MOUNT ARTHUR AVENUE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,750

Property type

Unit

Suburb

Rosebud

Period-from

01 Jun 2025

to

31 May 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

3 MOUNT ARTHUR AVENUE ROSEBUD VIC 3939	\$660,000	09-May-26
6/230 JETTY ROAD ROSEBUD VIC 3939	\$660,000	17-Apr-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: 01 June 2026

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3 MOUNT ARTHUR AVENUE ROSEBUD VIC 3939

 3  2  1

Sold Price ^{RS} **\$660,000** Sold Date **09-May-26**

Distance **0.02km**

Notes from your agent

this property is next door - however has one less car space and is not as updated as the next door.



6/230 JETTY ROAD ROSEBUD VIC 3939

 3  2  2

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **17-Apr-26**

Distance **1.34km**

Notes from your agent

this home is a unit on a slightly smaller block of land but is a newer and more updated home.

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

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