

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

57 Leon Avenue, Rosebud Vic 3939

Indicative selling price

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

Range between

\$930,000

&

\$970,000

Median sale price

Median price

\$807,500

Property Type

House

Suburb

Rosebud

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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
1	34a Woonton St ROSEBUD 3939	\$960,000	02/06/2026
2	6 Rosedale Cirt ROSEBUD 3939	\$970,000	19/05/2026
3	13 Coral Cl ROSEBUD 3939	\$950,000	13/03/2026

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 six months.~~

This Statement of Information was prepared on:

24/08/2026 10:22



 3  1  6

Property Type: House
Land Size: 841 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$970,000
Median House Price
Year ending June 2026: \$807,500

Comparable Properties



34a Wootton St ROSEBUD 3939 (REI/VG)

Agent Comments

 3  2  2

Price: \$960,000
Method: Private Sale
Date: 02/06/2026
Property Type: House
Land Size: 398 sqm approx

6 Rosedale Cirt ROSEBUD 3939 (VG)

Agent Comments

 3  -  -

Price: \$970,000
Method: Sale
Date: 19/05/2026
Property Type: House (Res)
Land Size: 275 sqm approx



13 Coral Cl ROSEBUD 3939 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 853 sqm approx

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