

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

76 SECOND 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

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

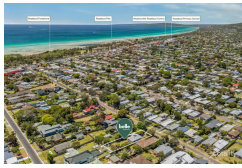
Date of sale

42 FIRST AVENUE ROSEBUD VIC 3939	\$707,500	24-Mar-26
150 SECOND AVENUE ROSEBUD VIC 3939	\$705,000	14-Nov-25
148 EIGHTH AVENUE ROSEBUD VIC 3939	\$720,000	17-Feb-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: 06 May 2026



42 FIRST AVENUE ROSEBUD VIC 3939

Sold Price

RS

\$707,500

Sold Date

24-Mar-26

2

1

1

Distance

0.1km



150 SECOND AVENUE ROSEBUD VIC 3939

Sold Price

\$705,000

Sold Date

14-Nov-25

3

1

2

Distance

0.4km



148 EIGHTH AVENUE ROSEBUD VIC 3939

Sold Price

\$720,000

Sold Date

17-Feb-26

3

1

1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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