

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

80 ROSEBUD PARADE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2025

to

30 Jun 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

172 ELIZABETH DRIVE ROSEBUD VIC 3939	\$1,200,000	24-Mar-26
39 FLINDERS AVENUE ROSEBUD VIC 3939	\$1,170,000	14-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: 27 July 2026



172 ELIZABETH DRIVE ROSEBUD
 VIC 3939

Sold Price
 \$1,200,000
 Sold Date
 24-Mar-26

4
 2
 2

Distance
 1.53km



39 FLINDERS AVENUE ROSEBUD
 VIC 3939

Sold Price
 \$1,170,000
 Sold Date
 14-Feb-26

5
 2
 2

Distance
 1.64km

RS = Recent sale
 UN = Undisclosed Sale

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