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	10 MOUNT VIEW ROAD 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	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Rosebud
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
16 WOODVALE GROVE ROSEBUD VIC 3939	$681,000	14-Mar-25
146 JETTY ROAD ROSEBUD VIC 3939	$685,000	12-Nov-24
85 SPRAY STREET ROSEBUD VIC 3939	$660,000	16-Nov-24

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: 17 March 2025

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16 WOODVALE GROVE ROSEBUD VIC 3939

3 1 -

Sold Price RS $681,000 Sold Date 14-Mar-25

Distance 0.38km



146 JETTY ROAD ROSEBUD VIC 3939

3 1 -

Sold Price $685,000 Sold Date 12-Nov-24

Distance 0.85km



85 SPRAY STREET ROSEBUD VIC 3939

3 1 1

Sold Price $660,000 Sold Date 16-Nov-24

Distance 1.15km

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

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