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	19A LAWSON CRESCENT 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	$730,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Rosebud
Period-from	01 Jun 2024	to	31 May 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
1/8 ROSEMORE ROAD ROSEBUD VIC 3939	$735,000	20-May-25
4/57 WOYNA AVENUE CAPEL SOUND VIC 3940	$703,000	18-Feb-25
2/10 MOORFIELD AVENUE ROSEBUD VIC 3939	$750,000	29-Apr-25

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: 10 June 2025

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1/8 ROSEMORE ROAD ROSEBUD VIC 3939

3 2 2

Sold Price RS $735,000 Sold Date 20-May-25

Distance 1.28km



4/57 WOYNA AVENUE CAPEL SOUND VIC 3940

3 2 1

Sold Price RS $703,000 Sold Date 18-Feb-25

Distance 4.1km



2/10 MOORFIELD AVENUE ROSEBUD VIC 3939

4 2 2

Sold Price RS $750,000 Sold Date 29-Apr-25

Distance 1.93km

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

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