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	122-124 JETTY 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$752,500	Property type	House	Suburb	Rosebud
Period-from	01 Jul 2024	to	30 Jun 2025	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
6-8 CARRAMAR COURT ROSEBUD VIC 3939	$890,000	30-Mar-25
67 ROSEBUD AVENUE ROSEBUD VIC 3939	$860,000	05-May-25
35 LEON AVENUE ROSEBUD VIC 3939	$805,000	27-Jun-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: 29 July 2025

Craig Leo
M 0412502938
E craig.leo@barryplant.com.au



6-8 CARRAMAR COURT ROSEBUD VIC 3939

4 2 4

Sold Price **$890,000** Sold Date **30-Mar-25**

Distance **0.67km**



67 ROSEBUD AVENUE ROSEBUD VIC 3939

3 2 2

Sold Price **$860,000** Sold Date **05-May-25**

Distance **1.59km**



35 LEON AVENUE ROSEBUD VIC 3939

3 1 3

Sold Price RS **$805,000** Sold Date **27-Jun-25**

Distance **0.42km**

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

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