

## 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

151 FIRST AVENUE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2024

to

30 Nov 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 23 WINGARA DRIVE CAPEL SOUND VIC 3940 | \$668,500 | 30-Jul-25 |
| 6 FIFTH AVENUE ROSEBUD VIC 3939       | \$653,000 | 09-Sep-25 |
| 150 SECOND AVENUE ROSEBUD VIC 3939    | \$705,000 | 04-Dec-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: 05 December 2025

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**23 WINGARA DRIVE CAPEL SOUND VIC 3940**

 2  1  1

Sold Price

**\$668,500**

Sold Date

**30-Jul-25**

Distance

**0.95km**



**6 FIFTH AVENUE ROSEBUD VIC 3939**

 3  1  2

Sold Price

**\$653,000**

Sold Date

**09-Sep-25**

Distance

**0.96km**



**150 SECOND AVENUE ROSEBUD VIC 3939**

 3  1  1

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date

**04-Dec-25**

Distance

**0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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