

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

57A MURRAY-ANDERSON 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2025

to

31 Jan 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

24A POTTON AVENUE ROSEBUD VIC 3939	\$870,000	10-Sep-25
2/36 MARK STREET ROSEBUD VIC 3939	\$810,000	04-Sep-25
81A POTTON AVENUE ROSEBUD VIC 3939	\$805,000	19-Sep-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: 19 February 2026

Craig Leo

M 0412502938

E craig.leo@barryplant.com.au



**24A POTTON AVENUE ROSEBUD
VIC 3939**

 3  2  2

Sold Price

\$870,000

Sold Date

10-Sep-25

Distance

0.32km



**2/36 MARK STREET ROSEBUD VIC
3939**

 3  2  2

Sold Price

\$810,000

Sold Date

04-Sep-25

Distance

0.2km



**81A POTTON AVENUE ROSEBUD
VIC 3939**

 3  2  2

Sold Price

\$805,000

Sold Date

19-Sep-25

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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