

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

24 LEON AVENUE 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

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2025

to

28 Feb 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

73 OLD CAPE SCHANCK ROAD ROSEBUD VIC 3939	-	13-Feb-26
23 BAYVIEW AVENUE ROSEBUD VIC 3939	\$1,530,000	31-Oct-25
44 BAYVIEW AVENUE ROSEBUD VIC 3939	\$1,325,000	30-Jan-26

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 March 2026

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**73 OLD CAPE SCHANCK ROAD
ROSEBUD VIC 3939**

 3  2  2

Sold Price

^{RS} - ^{UN}

Sold Date **13-Feb-26**

Distance **1.44km**



**23 BAYVIEW AVENUE ROSEBUD
VIC 3939**

 5  3  4

Sold Price

^{RS} **\$1,530,000**

Sold Date **31-Oct-25**

Distance **1.86km**



**44 BAYVIEW AVENUE ROSEBUD
VIC 3939**

 3  2  2

Sold Price

^{RS} **\$1,325,000**

Sold Date **30-Jan-26**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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