

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

21 Potton Avenue, Rosebud Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$795,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Rosebud

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

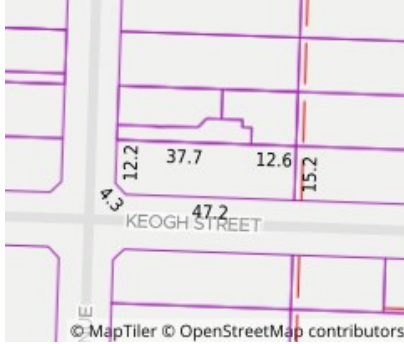
	Address of comparable property	Price	Date of sale
1	47 Jetty Rd ROSEBUD 3939	\$770,000	07/04/2026
2	69 Jetty Rd ROSEBUD 3939	\$831,000	04/04/2026
3	36 Woonton Cr ROSEBUD 3939	\$760,000	20/03/2026

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 six months.~~

This Statement of Information was prepared on:

17/04/2026 17:30



Property Type: House (Res)
Land Size: 765 sqm approx
Agent Comments

Indicative Selling Price
\$795,000
Median House Price
March quarter 2026: \$800,000

Comparable Properties



47 Jetty Rd ROSEBUD 3939 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 461 sqm approx



69 Jetty Rd ROSEBUD 3939 (REI)

Agent Comments



Price: \$831,000
Method: Auction Sale
Date: 04/04/2026
Property Type: House (Res)
Land Size: 830 sqm approx



36 Woonton Cr ROSEBUD 3939 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 676 sqm approx

Account - Independent Property Brokers