

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

9A BARRY STREET 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

\$890,000

&

\$979,000

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

Corelogic

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

2/41 SOUTH ROAD ROSEBUD VIC 3939	895000	07-Jul-25
142 EIGHTH AVENUE ROSEBUD VIC 3939	1000000	08-Apr-25
54 ELWERS ROAD ROSEBUD VIC 3939	950000	28-Feb-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: 21 July 2025



2/41 SOUTH ROAD ROSEBUD VIC 3939

Sold Price

^{RS}895000

Sold Date
07-Jul-25

3

2

2

Distance
1.32km



142 EIGHTH AVENUE ROSEBUD VIC 3939

Sold Price

^{RS}1000000

Sold Date
08-Apr-25

3

2

2

Distance
0.63km



54 ELWERS ROAD ROSEBUD VIC 3939

Sold Price

^{RS}950000

Sold Date
28-Feb-25

4

2

1

Distance
0.88km

RS = Recent sale
UN = Undisclosed Sale

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