

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

3/1 ADAMS 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

\$719,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jun 2024

to

31 May 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

| | | |
|--|-----------|-----------|
| 1/791 POINT NEPEAN ROAD ROSEBUD VIC 3939 | \$750,000 | 12-Dec-24 |
| 3/5 ROSEMORE ROAD ROSEBUD VIC 3939 | \$725,000 | 24-Oct-24 |
| 1/8 ROSEMORE ROAD ROSEBUD VIC 3939 | \$735,000 | 20-May-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: 10 June 2025

Michael Flynn - Rika Flynn
M 0400598191
E mflynn@woodards.com.au



**1/791 POINT NEPEAN ROAD
ROSEBUD VIC 3939**

2 1 1

Sold Price **\$750,000** Sold Date **12-Dec-24**

Distance **0.07km**



**3/5 ROSEMORE ROAD ROSEBUD
VIC 3939**

2 2 1

Sold Price **\$725,000** Sold Date **24-Oct-24**

Distance **0.49km**



**1/8 ROSEMORE ROAD ROSEBUD
VIC 3939**

3 2 2

Sold Price ^{RS} **\$735,000** Sold Date **20-May-25**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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