

## 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

16 MURROWONG AVENUE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2024

to

30 Apr 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

24/1553 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	750000	17-May-25
2/12 MURROWONG AVENUE ROSEBUD VIC 3939	795000	28-Jan-25
2/10 MOORFIELD AVENUE ROSEBUD VIC 3939	750000	29-Apr-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: 27 May 2025



**24/1553 POINT NEPEAN ROAD  
CAPEL SOUND VIC 3940**

3 2 2

Sold Price <sup>RS</sup> **750000** Sold Date **17-May-25**

Distance **1.01km**



**2/12 MURROWONG AVENUE  
ROSEBUD VIC 3939**

3 2 2

Sold Price **795000** Sold Date **28-Jan-25**

Distance **0.04km**



**2/10 MOORFIELD AVENUE  
ROSEBUD VIC 3939**

4 2 2

Sold Price <sup>RS</sup> **750000** Sold Date **29-Apr-25**

Distance **0.48km**

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

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