

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

3/164 SIXTH 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

\$530,000

&

\$580,000

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

5/3 BANKSIA PLACE ROSEBUD VIC 3939	\$510,000	29-Jan-25
2/83 FOAM STREET ROSEBUD VIC 3939	\$580,000	20-Apr-25
142 SPRAY STREET ROSEBUD VIC 3939	\$585,000	24-Jan-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: 30 June 2025



5/3 BANKSIA PLACE ROSEBUD VIC

Sold Price

\$510,000

Sold Date

29-Jan-25

3939

2

1

1

Distance

0km



2/83 FOAM STREET ROSEBUD VIC

Sold Price

\$580,000

Sold Date

20-Apr-25

3939

3

1

2

Distance

0.71km



142 SPRAY STREET ROSEBUD VIC

Sold Price

\$585,000

Sold Date

24-Jan-25

3939

3

1

1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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