

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

2/779 POINT NEPEAN ROAD 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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

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

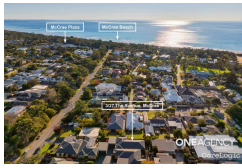
Date of sale

3/27 THE AVENUE MCCRAE VIC 3938	\$1,180,000	05-Jun-25
12 PATERSON STREET ROSEBUD VIC 3939	\$1,207,500	27-Mar-25
115 SEVENTH AVENUE ROSEBUD VIC 3939	\$1,035,000	02-Jun-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 July 2025



3/27 THE AVENUE MCCRAE VIC 3938

3 2 2

Sold Price ^{RS} **\$1,180,000** ^{UN} Sold Date **05-Jun-25**

Distance **1.02km**

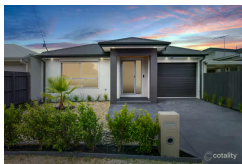


12 PATERSON STREET ROSEBUD VIC 3939

4 3 1

Sold Price ^{RS} **\$1,207,500** Sold Date **27-Mar-25**

Distance **0.36km**



115 SEVENTH AVENUE ROSEBUD VIC 3939

4 2 1

Sold Price **\$1,035,000** Sold Date **02-Jun-25**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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