

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

4/5 MARTIN 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

\$670,000

or range
between

&

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

5/14 ELWERS ROAD ROSEBUD VIC 3939	\$642,000	03-Feb-25
3/259 BAYVIEW ROAD MCCRAE VIC 3938	\$579,900	17-Mar-25
1/30 ROSEMORE ROAD ROSEBUD VIC 3939	\$560,000	19-Mar-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.~~

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5/14 ELWERS ROAD ROSEBUD VIC 3939 Sold Price **\$642,000** Sold Date **03-Feb-25**

2 1 -

Distance **0km**



3/259 BAYVIEW ROAD MCCRAE VIC 3938 Sold Price **\$579,900** Sold Date **17-Mar-25**

2 1 1

Distance **0.71km**



1/30 ROSEMORE ROAD ROSEBUD VIC 3939 Sold Price ^{RS} **\$560,000** Sold Date **19-Mar-25**

3 1 2

Distance **0.35km**

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

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