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	1 Bilbul Avenue, Rosebud, Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$830,000

Median sale price

Median price	$804,250	Property type	*House*	Suburb	Rosebud
Period - From	01/12/2024	to	30/11/2025	Source	PropTrack

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 six 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
14 Avalon Drive, Rosebud, VIC 3939	$840,000	25/10/2025
32 Bilbul Avenue, Rosebud, VIC 3939	$940,000	01/10/2025
12 Avalon Drive, Rosebud, VIC 3939	$870,000	03/08/2025

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 six months.~~

This Statement of Information was prepared on: 09/12/2025