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	36 ASHENDEN SQUARE 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	House	Suburb	Rosebud
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
92 ASHENDEN SQUARE ROSEBUD VIC 3939	$875,000	10-Nov-25
31 BESGROVE STREET ROSEBUD VIC 3939	$750,000	16-Oct-25
88 NINTH AVENUE ROSEBUD VIC 3939	$815,000	14-Nov-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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OBrien Real Estate

Luke Magree
P 0499993291
M 0499993291
E luke.magree@obrienrealestate.com.au



92 ASHENDEN SQUARE ROSEBUD VIC 3939

3 2 2

Sold Price RS $875,000 Sold Date 10-Nov-25

Distance 0.26km



31 BESGROVE STREET ROSEBUD VIC 3939

2 1 5

Sold Price $750,000 Sold Date 16-Oct-25

Distance 0.63km



88 NINTH AVENUE ROSEBUD VIC 3939

3 1 2

Sold Price $815,000 Sold Date 14-Nov-25

Distance 1.33km

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

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