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	3/83 FOAM 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~~		or range between	$595,000	&	$635,000

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	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
5/83 FOAM STREET ROSEBUD VIC 3939	$605,000	07-May-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.~~

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5/83 FOAM STREET ROSEBUD VIC 3939

3 1 2

Sold Price RS $605,000 Sold Date 07-May-25

Distance 0km



2/83 FOAM STREET ROSEBUD VIC 3939

3 1 2

Sold Price $580,000 Sold Date 20-Apr-25

Distance 0km



142 SPRAY STREET ROSEBUD VIC 3939

3 1 1

Sold Price $585,000 Sold Date 24-Jan-25

Distance 0.46km

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

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