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	6 WEBBER LANE 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	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$694,500	Property type	Unit	Suburb	Rosebud
Period-from	01 Feb 2025	to	31 Jan 2026	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
2/12 ANNE STREET ROSEBUD VIC 3939	$835,000	13-Aug-25
2/36 MARK STREET ROSEBUD VIC 3939	$810,000	04-Sep-25
5 WEBBER LANE ROSEBUD VIC 3939	$785,000	29-Oct-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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2/12 ANNE STREET ROSEBUD VIC 3939

3 2 2

Sold Price **$835,000** Sold Date **13-Aug-25**

Distance **0.46km**



2/36 MARK STREET ROSEBUD VIC 3939

3 2 2

Sold Price **$810,000** Sold Date **04-Sep-25**

Distance **1.41km**



5 WEBBER LANE ROSEBUD VIC 3939

3 2 2

Sold Price **$785,000** Sold Date **29-Oct-25**

Distance **0km**

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

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