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 BRAIDWOOD AVENUE 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	$625,000	&	$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$768,000	Property type	House	Suburb	Rosebud
Period-from	01 Oct 2024	to	30 Sep 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
2/3 HOPE STREET ROSEBUD VIC 3939	$670,000	30-Aug-25
2/86 FIRST AVENUE ROSEBUD VIC 3939	$625,000	31-May-25
1/1 WINDELLA AVENUE ROSEBUD VIC 3939	$620,000	12-Sep-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.~~

This Statement of Information was prepared on: 25 October 2025

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2/3 HOPE STREET ROSEBUD VIC 3939

2 2 1

Sold Price RS $670,000 Sold Date 30-Aug-25

Distance 0.48km



2/86 FIRST AVENUE ROSEBUD VIC 3939

3 1 1

Sold Price $625,000 Sold Date 31-May-25

Distance 0.62km



1/1 WINDELLA AVENUE ROSEBUD VIC 3939

2 1 1

Sold Price RS $620,000 Sold Date 12-Sep-25

Distance 0.55km

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

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