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	6/777 POINT NEPEAN ROAD 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	$550,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$694,500	Property type	Unit	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
1/6 CAIRNS STREET ROSEBUD VIC 3939	$550,000	04-Jun-25
1/6 LEON AVENUE ROSEBUD VIC 3939	$576,500	28-Jul-25
4/27 SEVENTH AVENUE ROSEBUD VIC 3939	$570,000	05-Aug-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: 20 October 2025

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1/6 CAIRNS STREET ROSEBUD VIC 3939

2 1 1

Sold Price **$550,000** Sold Date **04-Jun-25**

Distance **0.4km**



1/6 LEON AVENUE ROSEBUD VIC 3939

2 1 1

Sold Price **$576,500** Sold Date **28-Jul-25**

Distance **0.93km**



4/27 SEVENTH AVENUE ROSEBUD VIC 3939

2 1 1

Sold Price **$570,000** Sold Date **05-Aug-25**

Distance **1.39km**

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

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