

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 SANTA ROSA CIRCUIT 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2025

to

30 Jun 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

6 ROSEDALE CIRCUIT ROSEBUD VIC 3939	\$970,000	19-May-26
22 BAYVIEW AVENUE ROSEBUD VIC 3939	\$1,002,000	07-Oct-25
34A WOONTON STREET ROSEBUD VIC 3939	\$960,000	26-May-26

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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**6 ROSEDALE CIRCUIT ROSEBUD
VIC 3939**

3 - -

Sold Price **\$970,000** Sold Date **19-May-26**

Distance **0.51km**



**22 BAYVIEW AVENUE ROSEBUD
VIC 3939**

4 2 2

Sold Price **\$1,002,000** Sold Date **07-Oct-25**

Distance **0.62km**



**34A WOONTON STREET ROSEBUD
VIC 3939**

3 2 2

Sold Price **\$960,000** Sold Date **26-May-26**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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