

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

2/63 BONEO 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2025

to

31 Mar 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

2/61 BONEO ROAD ROSEBUD VIC 3939	\$790,000	15-Nov-25
1/14 MOORFIELD AVENUE ROSEBUD VIC 3939	\$800,000	01-Feb-26
201 SIXTH AVENUE ROSEBUD VIC 3939	\$717,500	28-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.~~

This Statement of Information was prepared on: 01 April 2026



2/61 BONEO ROAD ROSEBUD VIC 3939

Sold Price

\$790,000

Sold Date

15-Nov-25

 3  2  2

Distance

0.02km



1/14 MOORFIELD AVENUE ROSEBUD VIC 3939

Sold Price

^{RS} **\$800,000**

Sold Date

01-Feb-26

 3  2  2

Distance

0.24km



201 SIXTH AVENUE ROSEBUD VIC 3939

Sold Price

\$717,500

Sold Date

28-Oct-25

 3  2  2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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