

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
111 Third Avenue, Rosebud, Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$850,000

&

\$930,000

Median sale price

Median price \$801,750 Property type House Suburb Rosebud

Period - From 01/01/2025 to 31/12/2025 Source  PropTrack

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 six 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
55 Fifth Avenue, Rosebud, VIC 3939	\$836,000	20/09/2025
87-89 Seventh Avenue, Rosebud, VIC 3939	\$850,000	30/10/2025
54 Boneo Road, Rosebud, VIC 3939	\$900,000	10/11/2025

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 six months.

This Statement of Information was prepared on: 13/01/2026