

## 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

28 CASS STREET ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2025

to

31 Jan 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

2/273 BAYVIEW ROAD MCCRAE VIC 3938	\$670,000	30-Nov-25
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: 02 February 2026



2/273 BAYVIEW ROAD MCCRAE  
VIC 3938

 3
  2
  1

Sold Price

<sup>RS</sup> \$670,000 Sold Date 30-Nov-25

Distance 1.02km



201 SIXTH AVENUE ROSEBUD VIC  
3939

 3
  2
  2

Sold Price

\$717,500 Sold Date 28-Oct-25

Distance 1.29km

RS = Recent sale      UN = Undisclosed Sale

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