

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	18 BONEO ROAD ROSEBUD VIC 3939
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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	\$865,000	&	\$950,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$550,000	Property type	Land	Suburb	Rosebud
Period-from	01 Jan 2025	to	31 Dec 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
54 BONEO ROAD ROSEBUD VIC 3939	\$900,000	02-Nov-25
3 MARKS AVENUE ROSEBUD VIC 3939	\$920,000	22-Sep-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: 28 January 2026



**54 BONEO ROAD ROSEBUD VIC
3939**

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Sold Price

\$900,000 Sold Date **02-Nov-25**

Distance **0.34km**



**3 MARKS AVENUE ROSEBUD VIC
3939**

3 2 -

Sold Price

\$920,000 Sold Date **22-Sep-25**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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