

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

9A BARRY STREET 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2024

to

31 Oct 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

24A POTTON AVENUE ROSEBUD VIC 3939	870000	10-Sep-25
14 WOONTON STREET ROSEBUD VIC 3939	925000	23-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: 17 November 2025

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24A POTTON AVENUE ROSEBUD
VIC 3939

Sold Price
870000
Sold Date
10-Sep-25

3

2

2

Distance
0.36km



14 WOONTON STREET ROSEBUD
VIC 3939

Sold Price

RS

925000

UN

Sold Date
23-Sep-25

4

3

2

Distance
0.8km

RS = Recent sale
UN = Undisclosed Sale

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