

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

3/15 LAWSON CRESCENT 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2025

to

30 Jun 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

1/34 WATTLE ROAD MCCRAE VIC 3938	\$765,000	22-May-26
28 HOPE STREET ROSEBUD VIC 3939	\$855,000	26-Feb-26
82 JETTY ROAD ROSEBUD VIC 3939	\$873,000	14-Apr-26

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.~~

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1/34 WATTLE ROAD MCCRAE VIC 3938

Sold Price

\$765,000

Sold Date **22-May-26**

3 2 2

Distance **1.18km**



28 HOPE STREET ROSEBUD VIC 3939

Sold Price

\$855,000

Sold Date **26-Feb-26**

3 2 2

Distance **1.61km**



82 JETTY ROAD ROSEBUD VIC 3939

Sold Price

^{RS} **\$873,000**

Sold Date **14-Apr-26**

3 3 2

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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