

## 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

6/230 JETTY ROAD 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

\$675,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$694,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2025

to

28 Feb 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
3/26 WARRANILLA AVENUE ROSEBUD VIC 3939	\$700,000	10-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: 05 March 2026



**2/273 BAYVIEW ROAD MCCRAE  
 VIC 3938**

 3  2  1

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date **30-Nov-25**

Distance **1.15km**



**3/26 WARRANILLA AVENUE  
 ROSEBUD VIC 3939**

 3  2  2

Sold Price

**\$700,000**

Sold Date **10-Sep-25**

Distance **1.5km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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