

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

11 BILBUL AVENUE 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

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

| | | |
|-------------------------------------|-------------|-----------|
| 28 CRESTWOOD DRIVE ROSEBUD VIC 3939 | \$1,500,000 | 23-Jan-26 |
| 2 SUNRISE PLACE ROSEBUD VIC 3939 | \$1,260,000 | 28-Feb-25 |
| 44 BAYVIEW AVENUE ROSEBUD VIC 3939 | \$1,325,000 | 30-Jan-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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**28 CRESTWOOD DRIVE ROSEBUD
VIC 3939**

4 2 2

Sold Price

^{RS} **\$1,500,000**

Sold Date

23-Jan-26

Distance

0.6km



**2 SUNRISE PLACE ROSEBUD VIC
3939**

3 2 2

Sold Price

\$1,260,000

Sold Date

28-Feb-25

Distance

0.67km



**44 BAYVIEW AVENUE ROSEBUD
VIC 3939**

3 2 2

Sold Price

^{RS} **\$1,325,000**

Sold Date

30-Jan-26

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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