

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 36 Woonton Cres Rosebud 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 \$ 769,950

or range between \$

&

\$

Median sale price

Median price \$ 822,488

Property type House

Suburb Rosebud 3939

Period - From Nov 2024

to

Oct 2025

Source Corelogic

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 six 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. 24 Woonton Cres Rosebud	\$ 780,000	18/12/2025
2. 51 Kennington Rd Rosebud	\$ 765,000	22/8/2025
3. 76 Potton Ave Rosebud	\$ 740,000	21/8/2025

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 six months.~~

This Statement of Information was prepared on: 28/1/2026