

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

1/51 POTTON 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

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

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

81A POTTON AVENUE ROSEBUD VIC 3939	\$805,000	19-Sep-25
20 SECOND AVENUE ROSEBUD VIC 3939	\$730,000	11-Oct-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: 02 February 2026



GRANGER

Andrew Gualano

M 0404957057

E andrew.gualano@granger.com.au



**81A POTTON AVENUE ROSEBUD
VIC 3939**

3 2 2

Sold Price

\$805,000

Sold Date

19-Sep-25

Distance

0.25km



**20 SECOND AVENUE ROSEBUD
VIC 3939**

3 2 1

Sold Price

\$730,000

Sold Date

11-Oct-25

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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