

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 MESSMATE PLACE 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

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

House

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

4 CRESTWOOD DRIVE ROSEBUD VIC 3939	\$1,910,000	22-Dec-25
85 ROSEBUD AVENUE ROSEBUD VIC 3939	\$1,930,000	10-Dec-25
14 SEABROOK AVENUE ROSEBUD VIC 3939	\$1,925,000	02-Dec-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: 25 March 2026



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**4 CRESTWOOD DRIVE ROSEBUD
VIC 3939**

6 3 10

Sold Price

^{RS} **\$1,910,000**

Sold Date **22-Dec-25**

Distance **0.47km**



**85 ROSEBUD AVENUE ROSEBUD
VIC 3939**

4 2 7

Sold Price

^{RS} **\$1,930,000**

Sold Date **10-Dec-25**

Distance **1.64km**



**14 SEABROOK AVENUE ROSEBUD
VIC 3939**

5 3 5

Sold Price

^{RS} **\$1,925,000**

Sold Date **02-Dec-25**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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