

## 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

156 EASTBOURNE 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

or range  
between

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2025

to

31 Mar 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 16 CLOVELLY AVENUE ROSEBUD VIC 3939 | \$675,000 | 09-Jan-26 |
| 25 HINTON STREET ROSEBUD VIC 3939   | \$675,000 | 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: 15 April 2026



**16 CLOVELLY AVENUE ROSEBUD  
VIC 3939**

 3  1  1

Sold Price

**\$675,000**

Sold Date **09-Jan-26**

Distance **0.81km**



**25 HINTON STREET ROSEBUD VIC  
3939**

 3  1  3

Sold Price

Sold Date **02-Dec-25**

Distance **0.98km**

RS = Recent sale      UN = Undisclosed Sale

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