

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

6/85 BONEO ROAD 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,500

Property type

Unit

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

2/61 BONEO ROAD ROSEBUD VIC 3939	\$790,000	15-Nov-25
1/50 FIRST AVENUE ROSEBUD VIC 3939	\$850,500	21-Aug-25
5 WEBBER LANE ROSEBUD VIC 3939	\$785,000	29-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: 07 February 2026



**2/61 BONEO ROAD ROSEBUD VIC
3939**

 3  2  2

Sold Price

\$790,000

Sold Date

15-Nov-25

Distance

0.31km



**1/50 FIRST AVENUE ROSEBUD VIC
3939**

 3  2  1

Sold Price

\$850,500

Sold Date

21-Aug-25

Distance

0.78km



**5 WEBBER LANE ROSEBUD VIC
3939**

 3  2  2

Sold Price

\$785,000

Sold Date

29-Oct-25

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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