## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prop	erty offered for sa	le							
I	Address ncluding suburb and postcode	25 HINTON STREET ROSEBUD VIC 3939							
Indic	ative selling price								
For th	ne meaning of this price	e see consumer.vi	c.gov.aı	ı/underquoting	(*Delete single	e price or	range a	s applicable)	
Single Price				or range between	\$680,00	00	&	\$730,000	
	an sale price ete house or unit as ap	plicable)							
	Median Price	Median Price \$768,000 Pr		roperty type House		Sı	uburb	Rosebud	
Period-from		01 Oct 2024	to	30 Sep 2025		ource	Cotality		
A*	parable property s  These are the three estate agent or ager  dress of comparable pr	properties sold wit t's representative	hin two	kilometres of t	ne property for comparable to		rty for s		
11	2 HAMPTON COLIRT BOSERLID VIC 3030					\$602.0	000	07-May-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: 29 October 2025

