

# 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  
20 Dunstone Drive, Rosebud, Vic 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$725,000

& \$765,000

### Median sale price

Median price \$800,000 Property type House Suburb Rosebud

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

### 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 six 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
129 Second Avenue, Rosebud, VIC 3939	\$765,000	03/10/2025
46 Eighth Avenue, Rosebud, VIC 3939	\$725,000	04/10/2025
185 Seventh Avenue, Rosebud, VIC 3939	\$710,000	03/12/2025

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 six months.

This Statement of Information was prepared on: 09/02/2026