

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

5/85 Mccrae Road, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$700,000

Median sale price

Median price \$865,000

Property Type Unit

Suburb Rosanna

Period - From 01/01/2026

to 31/03/2026

Source REIV

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
1	1/38-40 Lower Plenty Rd ROSANNA 3084	\$590,000	10/04/2026
2	4/62 Meyrick Cr VIEWBANK 3084	\$665,000	05/03/2026
3	19/77 Mccrae Rd ROSANNA 3084	\$725,000	19/02/2026

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:

11/05/2026 16:01



2 1 1

Property Type: Unit
Land Size: 198 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
March quarter 2026: \$865,000

Comparable Properties



1/38-40 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 10/04/2026
Property Type: Unit



4/62 Meyrick Cr VIEWBANK 3084 (REI)

Agent Comments

2 1 1

Price: \$665,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: Unit



19/77 Mccrae Rd ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$725,000
Method: Sold Before Auction
Date: 19/02/2026
Rooms: 3
Property Type: Unit