

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

4/4 Brassey Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Rosanna

Period - From 01/04/2025

to

30/06/2025

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	2/7 Ellesmere Pde ROSANNA 3084	\$715,000	18/06/2025
2	4/77 St James Rd ROSANNA 3084	\$700,000	29/04/2025
3	1/66 Coorie Cr ROSANNA 3084	\$731,470	14/04/2025

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:

22/07/2025 11:02



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Property Type: Unit

Land Size: 196m2 approx sqm
approx

Agent Comments

Comparable Properties



2/7 Ellesmere Pde ROSANNA 3084 (VG)

Agent Comments

2 - -

Price: \$715,000

Method: Sale

Date: 18/06/2025

Property Type: Flat/Unit/Apartment (Res)



4/77 St James Rd ROSANNA 3084 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 29/04/2025

Property Type: Flat/Unit/Apartment (Res)



1/66 Coorie Cr ROSANNA 3084 (REI/VG)

Agent Comments

2 1 1

Price: \$731,470

Method: Private Sale

Date: 14/04/2025

Property Type: Townhouse (Single)

Land Size: 378 sqm approx