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	cons	sumer.vic.gc	ov.au/	underquot/	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$790,000	Pro	operty Type	Unit			Suburb	Rosanna
Period - From	26/06/2024	to	25/06/2025		So	urce	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	2/60 Lower Plenty Rd ROSANNA 3084	\$800,000	10/06/2025
2	3/12 Brassey Av ROSANNA 3084	\$770,000	25/05/2025
3	2/8 Finlayson St ROSANNA 3084	\$774,000	24/05/2025

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:

26/06/2025 10:58



4/4 Brassey Avenue, Rosanna Vic 3084



Joe Vicino

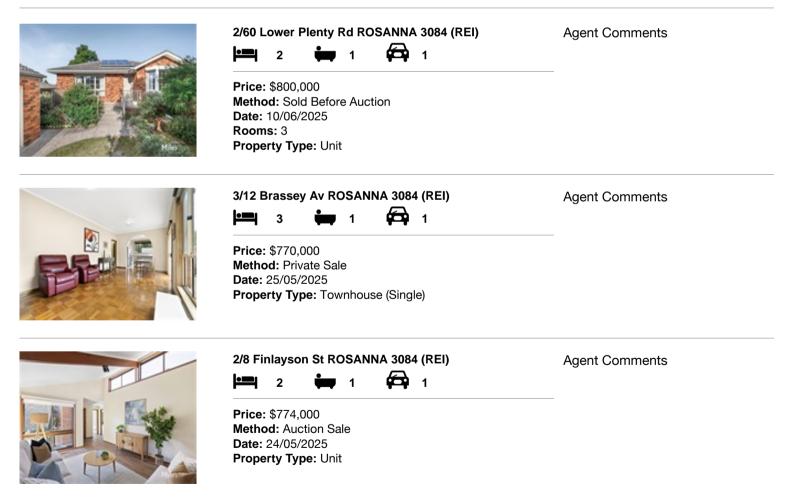




Property Type: Unit Agent Comments 03 9499 7992 0438 770 052 joevicino@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price 26/06/2024 - 25/06/2025: \$790,000

Comparable Properties



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