

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 \$750,000

&

\$800,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Rosanna

Period - From 26/06/2024

to

25/06/2025

Source

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.

	Address 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



2 1 1

Property Type: Unit
Agent Comments

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

Comparable Properties



2/60 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$800,000
Method: Sold Before Auction
Date: 10/06/2025
Rooms: 3
Property Type: Unit



3/12 Brassey Av ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$770,000
Method: Private Sale
Date: 25/05/2025
Property Type: Townhouse (Single)



2/8 Finlayson St ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$774,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit