

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

2/13 Ellesmere Parade, Rosanna Vic 3084

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$830,000

Property Type Unit

Suburb Rosanna

Period - From 01/04/2025

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	2/184 Hawdon St HEIDELBERG 3084	\$688,000	05/03/2026
2	16/77-79 Rosanna Rd HEIDELBERG 3084	\$687,000	16/01/2026
3	20/127 Hawdon St HEIDELBERG 3084	\$684,000	22/11/2025

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:

10/04/2026 11:39



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$685,000
Median Unit Price
Year ending March 2026: \$830,000

Comparable Properties



2/184 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments

2 1 2

Price: \$688,000
Method: Private Sale
Date: 05/03/2026
Property Type: Unit



16/77-79 Rosanna Rd HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$687,000
Method: Private Sale
Date: 16/01/2026
Property Type: Unit



20/127 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments

2 1 1

Price: \$684,000
Method: Sold Before Auction
Date: 22/11/2025
Rooms: 4
Property Type: Apartment

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089