

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

154 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Single price

\$1,995,000

Median sale price

Median price

\$1,352,500

Property Type

House

Suburb

Rosanna

Period - From

10/07/2024

to

09/07/2025

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	28 Turnham Av ROSANNA 3084	\$2,550,000	25/02/2025
2	20 Alfreda Av ROSANNA 3084	\$1,610,000	16/01/2025
3			

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:

10/07/2025 13:15

154 Lower Plenty Road, Rosanna Vic 3084

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jellisrcraig.com.au



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 1274 sqm approx
Agent Comments

Indicative Selling Price
\$1,995,000
Median House Price
10/07/2024 - 09/07/2025: \$1,352,500

Comparable Properties



28 Turnham Av ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$2,550,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 1686 sqm approx



20 Alfreda Av ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$1,610,000
Method: Private Sale
Date: 16/01/2025
Rooms: 6
Property Type: House (Res)
Land Size: 964 sqm approx

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.

Account - Jellis Craig | P: 03 9459 8111



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