

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

3/20 Turnham Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$781,250

Property Type Unit

Suburb Rosanna

Period - From 08/09/2025

to

07/09/2026

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	6/7 Ellesmere Pde ROSANNA 3084	\$660,000	19/08/2026
2	6/81 Rosanna Rd HEIDELBERG 3084	\$710,000	11/07/2026
3	6/75 Rosanna Rd HEIDELBERG 3084	\$712,000	05/05/2026

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:

08/09/2026 21:28



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
08/09/2025 - 07/09/2026: \$781,250

Comparable Properties



6/7 Ellesmere Pde ROSANNA 3084 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 19/08/2026
Property Type: Townhouse (Single)



6/81 Rosanna Rd HEIDELBERG 3084 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 11/07/2026
Property Type: Unit



6/75 Rosanna Rd HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$712,000
Method: Private Sale
Date: 05/05/2026
Rooms: 5
Property Type: Unit

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