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	148 Rosanna Road, Rosanna Vic 3084

Indicative selling price

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

Single price $1,290,000

Median sale price

Median price $1,420,000 Property Type House Suburb Rosanna

Period - From 15/09/2025 to 14/09/2026 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	32 Haughton Pde ROSANNA 3084	$1,270,000	18/08/2026
2	17 Sevenoaks Av HEIDELBERG 3084	$1,280,000	29/06/2026
3	12 Quinn St HEIDELBERG 3084	$1,285,000	18/04/2026

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: 15/09/2026 23:36

148 Rosanna Road, Rosanna Vic 3084

Nelson Alexander



6 3 4

Property Type: House
Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000
Median House Price
15/09/2025 - 14/09/2026: $1,420,000

Comparable Properties



32 Haughton Pde ROSANNA 3084 (REI)

4 2 2

Price: $1,270,000
Method: Private Sale
Date: 18/08/2026
Property Type: House

Agent Comments



17 Sevenoaks Av HEIDELBERG 3084 (REI)

4 2 2

Price: $1,280,000
Method: Private Sale
Date: 29/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



12 Quinn St HEIDELBERG 3084 (REI)

4 1 2

Price: $1,285,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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