

# 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

12/54 Beetham Parade, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$420,000

&

\$450,000

### Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Rosanna

Period - From

01/04/2025

to

30/06/2025

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	13/54 Beetham Pde ROSANNA 3084	\$440,000	04/06/2025
2	2/40 Burgundy St HEIDELBERG 3084	\$415,000	16/05/2025
3	3/54 Beetham Pde ROSANNA 3084	\$432,000	22/04/2025

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:

08/08/2025 13:10



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$420,000 - \$450,000

**Median Unit Price**

June quarter 2025: \$770,000

## Comparable Properties



**13/54 Beetham Pde ROSANNA 3084 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 04/06/2025

**Rooms:** 3

**Property Type:** Apartment

**2/40 Burgundy St HEIDELBERG 3084 (VG)**

Agent Comments

2   
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**Price:** \$415,000

**Method:** Sale

**Date:** 16/05/2025

**Property Type:** Flat/Unit/Apartment (Res)



**3/54 Beetham Pde ROSANNA 3084 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$432,000

**Method:** Private Sale

**Date:** 22/04/2025

**Property Type:** Apartment