Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

12/54 Beetham Parade, Rosanna Vic 3084

Indicative selling price

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

Range between	\$420,000	&	\$450,000

Median sale price

Median price	\$770,000	Pro	perty Type	Jnit		Suburb	Rosanna
Period - From	01/04/2025	to	30/06/2025	S	ource	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

Add	Address of comparable property		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 comparableproperties 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
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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)

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Agent Comments

Price: \$440,000 Method: Private Sale Date: 04/06/2025

Rooms: 3

Property Type: Apartment

2/40 Burgundy St HEIDELBERG 3084 (VG)





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Agent Comments

Price: \$415,000 Method: Sale Date: 16/05/2025

Property Type: Flat/Unit/Apartment (Res)

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

Agent Comments

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Price: \$432,000 Method: Private Sale Date: 22/04/2025

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011





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