

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/151 Ellesmere Parade, Rosanna Vic 3084

Indicative selling price

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

Single price

\$1,190,000

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 five kilometres of the property for sale in the last 18 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	4/10 Milford Gr ROSANNA 3084	\$1,151,000	25/06/2025
2	3/6 Leura Av ROSANNA 3084	\$1,160,000	10/05/2025
3	6 Eileen St VIEWBANK 3084	\$1,232,000	26/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

26/07/2025 17:15



 4  2  2

Property Type: Townhouse (Single)

Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price

\$1,190,000

Median Unit Price

June quarter 2025: \$770,000

Comparable Properties



4/10 Milford Gr ROSANNA 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,151,000

Method: Private Sale

Date: 25/06/2025

Property Type: Townhouse (Single)



3/6 Leura Av ROSANNA 3084 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,160,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Townhouse (Res)

Land Size: 272 sqm approx



6 Eileen St VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,232,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House (Res)

Land Size: 393 sqm approx