

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

1/174 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$690,000

&

\$725,000

Median sale price

Median price \$737,500

Property Type Unit

Suburb Rosanna

Period - From 29/07/2024

to

28/07/2025

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	2/209 Waiora Rd HEIDELBERG HEIGHTS 3081	\$695,000	28/05/2025
2	2/147 Waiora Rd HEIDELBERG HEIGHTS 3081	\$726,000	18/02/2025
3			

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:

29/07/2025 16:49



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$725,000
Median Unit Price
29/07/2024 - 28/07/2025: \$737,500

Comparable Properties



2/209 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments

2 1 2

Price: \$695,000
Method: Private Sale
Date: 28/05/2025
Property Type: Unit
Land Size: 226 sqm approx



2/147 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments

2 1 1

Price: \$726,000
Method: Private Sale
Date: 18/02/2025
Rooms: 3
Property Type: Townhouse (Res)

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.

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



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