

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

121 St James Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,380,000 Property Type House Suburb Rosanna

Period - From 01/10/2024 to 31/12/2024 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	204 Cape St HEIDELBERG 3084	\$1,750,000	15/02/2025
2	15 Golf Av ROSANNA 3084	\$1,550,000	15/02/2025
3	5 Berkeley Av HEIDELBERG 3084	\$1,688,000	02/01/2025

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:

17/02/2025 19:56



 4  2  2

Property Type: House
Land Size: 583 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 December quarter 2024: \$1,380,000

Comparable Properties



204 Cape St HEIDELBERG 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,750,000
Method: Private Sale
Date: 15/02/2025
Property Type: House



15 Golf Av ROSANNA 3084 (REI)

Agent Comments

 4  2  3

Price: \$1,550,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 914 sqm approx



5 Berkeley Av HEIDELBERG 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,688,000
Method: Sold Before Auction
Date: 02/01/2025
Property Type: House
Land Size: 591 sqm approx

Account - Barry Plant | P: (03) 9431 1243