

# 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

125 Ellesmere Parade, Rosanna Vic 3084

### Indicative selling price

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

Range between

\$1,475,000

&

\$1,575,000

### Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Rosanna

Period - From

01/07/2024

to

30/09/2024

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	153 Bellevue Av ROSANNA 3084	\$1,568,000	26/10/2024
2	21 Marigolds Rd YALLAMBIE 3085	\$1,520,000	20/09/2024
3	29b Banyule Rd ROSANNA 3084	\$1,540,000	31/07/2024

**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:

12/12/2024 18:56



 4  3  2

**Rooms:** 7

**Property Type:** House

**Land Size:** na sqm approx

Agent Comments

## Comparable Properties



**153 Bellevue Av ROSANNA 3084 (REI/VG)**

Agent Comments

 4  2  4

**Price:** \$1,568,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

**Land Size:** 693 sqm approx



**21 Marigolds Rd YALLAMBIE 3085 (REI/VG)**

Agent Comments

 5  3  2

**Price:** \$1,520,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** House

**Land Size:** 623 sqm approx



**29b Banyule Rd ROSANNA 3084 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,540,000

**Method:** Private Sale

**Date:** 31/07/2024

**Property Type:** House