

# 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

6/7 Rosehill Road, Lower Plenty Vic 3093

### Indicative selling price

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

Single price

\$4,195,000

### Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Lower Plenty

Period - From

01/04/2023

to

31/03/2024

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	10/26 Banoon Rd ELTHAM 3095	\$4,000,000	22/01/2024
2	12 Homestead Rd ELTHAM 3095	\$3,300,000	29/10/2023
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:

15/04/2024 09:34



6 4 4

**Property Type:** House  
**Land Size:** 26300 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,195,000  
**Median House Price**  
Year ending March 2024: \$1,380,000

## Comparable Properties

10/26 Banoon Rd ELTHAM 3095 (REI)

- - -

**Price:** \$4,000,000  
**Method:**  
**Date:** 22/01/2024  
**Property Type:** House

**Agent Comments**  
Original condition 1920's built home on 4 acres.



12 Homestead Rd ELTHAM 3095 (REI/VG)

5 3 2

**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 29/10/2023  
**Property Type:** House (Res)  
**Land Size:** 7489 sqm approx

**Agent Comments**  
Smaller land holding of under 2 acres.

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.