

## 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

1/302 LOWER PLENTY ROAD ROSANNA VIC 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,000

Property type

Unit

Suburb

Rosanna

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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 BANYULE ROAD ROSANNA VIC 3084	\$615,000	28-Jan-25
2/239 GREENSBOROUGH ROAD MACLEOD VIC 3085	\$635,000	28-Mar-25
3/105 TORBAY STREET MACLEOD VIC 3085	\$625,200	12-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 23 June 2025

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**1/4 BANYULE ROAD ROSANNA VIC 3084**

Sold Price

**\$615,000**

Sold Date

**28-Jan-25**

 2

 1

 1

Distance

**1km**



**2/239 GREENSBOROUGH ROAD  
MACLEOD VIC 3085**

Sold Price

**\$635,000**

Sold Date

**28-Mar-25**

 2

 1

 2

Distance

**1.81km**



**3/105 TORBAY STREET MACLEOD  
VIC 3085**

Sold Price

**\$625,200**

Sold Date

**12-Feb-25**

 2

 1

 2

Distance

**1.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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