

# 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

105 Mountain View Parade, Rosanna Vic 3084

### Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$1,390,000

Property Type House

Suburb Rosanna

Period - From 01/04/2024

to 31/03/2025

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 | 14 Leonard St HEIDELBERG HEIGHTS 3081 | \$1,825,000 | 03/05/2025   |
| 2 | 22 Banyule Rd ROSANNA 3084            | \$1,830,000 | 14/12/2024   |
| 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:

13/05/2025 12:26



 4  3  2

**Property Type:** House  
**Land Size:** 804 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
Year ending March 2025: \$1,390,000

## Comparable Properties



**14 Leonard St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,825,000  
**Method:** Private Sale  
**Date:** 03/05/2025  
**Property Type:** House  
**Land Size:** 600 sqm approx



**22 Banyule Rd ROSANNA 3084 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1440 sqm approx

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 - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996



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