

# 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

11 Darvall Street, 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$987,500

Property Type Townhouse

Suburb Rosanna

Period - From 14/07/2024

to

13/07/2025

Source

Property Data

### 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	1/58 Hillside Rd ROSANNA 3084	\$1,380,000	05/07/2025
2	4/10 Milford Gr ROSANNA 3084	\$1,151,000	25/06/2025
3	2/52 Mountain View Pde ROSANNA 3084	\$1,230,000	16/05/2025

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:

14/07/2025 09:03

11 Darvall Street, Rosanna Vic 3084

Greg Taylor  
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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
14/07/2024 - 13/07/2025: \$987,500

## Comparable Properties



1/58 Hillside Rd ROSANNA 3084 (REI)

Agent Comments



**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** Villa  
**Land Size:** 237 sqm approx



4/10 Milford Gr ROSANNA 3084 (REI)

Agent Comments



**Price:** \$1,151,000  
**Method:** Private Sale  
**Date:** 25/06/2025  
**Property Type:** Townhouse (Single)



2/52 Mountain View Pde ROSANNA 3084 (REI)

Agent Comments



**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 16/05/2025  
**Property Type:** House

Account - Jellis Craig | P: 03 9459 8111



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