## 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	16/77 Rosanna Road, Heidelberg Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000	&	\$700,000
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### Median sale price

Median price	\$631,000	Pro	perty Type	Jnit		Suburb	Heidelberg
Period - From	01/10/2024	to	30/09/2025	9	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

Add	dress of comparable property	Price	Date of sale
1	7/38-40 Banksia St HEIDELBERG 3084	\$700,000	31/10/2025
2	3/172 Hawdon St HEIDELBERG 3084	\$700,000	25/10/2025
3	7/156 Hawdon St HEIDELBERG 3084	\$676,000	09/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2025 16:44

