

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

17 Dobson Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Rosanna

Period - From 15/08/2025

to

14/08/2026

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	28 Thomson Dr ROSANNA 3084	\$1,445,000	26/05/2026
2	182 Waiora Rd ROSANNA 3084	\$1,405,000	06/03/2026
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:

15/08/2026 10:00



4 2 2

Property Type: House

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



28 Thomson Dr ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,445,000

Method: Private Sale

Date: 26/05/2026

Property Type: House

Land Size: 630 sqm approx



182 Waiora Rd ROSANNA 3084 (REI/VG)

Agent Comments

4 2 4

Price: \$1,405,000

Method: Auction Sale

Date: 06/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 803 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.