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 18 Mcauley Drive, Rosanna Vic 3084 Including suburb and postcode

Indicative selling price

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

Range between \$1,380,000 \$1,450,000 &

Median sale price

Median price	\$1,390,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	6 Mercedes Ct ROSANNA 3084	\$1,370,000	03/05/2025
2	34 Berkeley Av HEIDELBERG 3084	\$1,395,000	08/03/2025
3	6 Pickworth Ct ROSANNA 3084	\$1,400,000	14/12/2024

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:	14/05/2025 06:33
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Agent Comments

Indicative Selling Price \$1,380,000 - \$1,450,000 **Median House Price** Year ending March 2025: \$1,390,000

Comparable Properties



6 Mercedes Ct ROSANNA 3084 (REI)

Agent Comments

Price: \$1,370,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res)



34 Berkeley Av HEIDELBERG 3084 (REI)

Agent Comments

Price: \$1,395,000

Method: Sold Before Auction

Date: 08/03/2025

Property Type: House (Res)



6 Pickworth Ct ROSANNA 3084 (REI/VG)

Agent Comments

Price: \$1,400,000 Method: Auction Sale Date: 14/12/2024

Rooms: 6

Property Type: House (Res) Land Size: 647 sqm approx

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





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