

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

2/245 LOWER PLENTY ROAD ROSANNA VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,000

Property type

Unit

Suburb

Rosanna

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

1/302 LOWER PLENTY ROAD ROSANNA VIC 3084	\$645,000	27-Jun-25
6/38 LOWER PLENTY ROAD ROSANNA VIC 3084	\$610,000	26-Jun-25

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 6 months.

This Statement of Information was prepared on: 03 September 2025



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**1/302 LOWER PLENTY ROAD
ROSANNA VIC 3084**

2 1 1

Sold Price **\$645,000** Sold Date **27-Jun-25**

Distance **0.54km**



**6/38 LOWER PLENTY ROAD
ROSANNA VIC 3084**

2 1 1

Sold Price ^{RS} **\$610,000** Sold Date **26-Jun-25**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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