

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

2/37 Millicent Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Rosanna

Period - From

01/04/2025

to

30/06/2025

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	Price	Date of sale
1	7/156 Hawdon St HEIDELBERG 3084	\$676,000	09/08/2025
2	37 Lawson Pde HEIDELBERG HEIGHTS 3081	\$680,000	01/07/2025
3	1/302 Lower Plenty Rd ROSANNA 3084	\$645,000	27/06/2025

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:

25/09/2025 13:23

2/37 Millicent Street, Rosanna Vic 3084

Phil James
03 9459 8111
0408 008 007
philjames@jellisrcraig.com.au



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Property Type: Unit
Land Size: 146m2 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
June quarter 2025: \$770,000

Comparable Properties



7/156 Hawdon St HEIDELBERG 3084 (REI)

[Agent Comments](#)

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Price: \$676,000
Method: Auction Sale
Date: 09/08/2025
Rooms: 4
Property Type: Unit



37 Lawson Pde HEIDELBERG HEIGHTS 3081 (REI)

[Agent Comments](#)

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Price: \$680,000
Method: Private Sale
Date: 01/07/2025
Property Type: Unit



1/302 Lower Plenty Rd ROSANNA 3084 (REI)

[Agent Comments](#)

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Price: \$645,000
Method: Private Sale
Date: 27/06/2025
Property Type: Unit

Account - Jellis Craig | P: 03 9459 8111



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