

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 Phillips Crescent, Rosanna Vic 3084

Indicative selling price

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

Single price

\$1,389,000

Median sale price

Median price

\$1,467,500

Property Type

House

Suburb

Rosanna

Period - From

01/07/2025

to

30/09/2025

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 Stanton Cr ROSANNA 3084	\$1,420,000	15/11/2025
2	158 Mountain View Pde ROSANNA 3084	\$1,425,000	25/10/2025
3	8 Lewellin Gr ROSANNA 3084	\$1,330,000	18/10/2025

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:

29/11/2025 21:06



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Property Type: House (Res)
Land Size: 622 sqm approx
Agent Comments

Indicative Selling Price
\$1,389,000
Median House Price
September quarter 2025: \$1,467,500

Comparable Properties



7 Stanton Cr ROSANNA 3084 (REI)

4 2 2

Agent Comments

Price: \$1,420,000
Method: Auction Sale
Date: 15/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 682 sqm approx



158 Mountain View Pde ROSANNA 3084 (REI/VG)

4 2 2

Agent Comments

Price: \$1,425,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 836 sqm approx



8 Lewellin Gr ROSANNA 3084 (REI)

4 2 -

Agent Comments

Price: \$1,330,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx