

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

21/77 McCrae Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$839,500

Property Type Unit

Suburb Rosanna

Period - From 01/07/2024

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	4/4 Brassey Av ROSANNA 3084	\$715,000	14/08/2025
2	1/70 Graham Rd VIEWBANK 3084	\$751,000	19/07/2025
3	3/77 St James Rd ROSANNA 3084	\$700,000	09/07/2025

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:

22/09/2025 13:57



2 1 1

Property Type: Unit

Land Size: 314 sqm approx

Agent Comments

Comparable Properties



4/4 Brassey Av ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 14/08/2025

Property Type: Unit

1/70 Graham Rd VIEWBANK 3084 (VG)

Agent Comments

2 - -

Price: \$751,000

Method: Sale

Date: 19/07/2025

Property Type: Flat/Unit/Apartment (Res)



3/77 St James Rd ROSANNA 3084 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 09/07/2025

Property Type: Villa