Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	272 Lower Plenty Road, Rosanna Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,355,000	Pro	perty Type	House		Suburb	Rosanna
Period - From	15/05/2024	to	14/05/2025		Source	Property	/ Data

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

Auc	areas or comparable property	1 1100	Date of Sale
1	63 Greensborough Rd MACLEOD 3085	\$890,000	17/03/2025
2	11 Dobson Av ROSANNA 3084	\$903,000	22/02/2025
3	6 Lewellin Gr ROSANNA 3084	\$885,000	16/11/2024

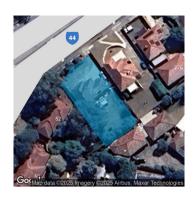
OR

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:	15/05/2025 09:57



Date of sale









Property Type: House

Land Size: 680m2 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$920,000 Median House Price 15/05/2024 - 14/05/2025: \$1,355,000

Comparable Properties



63 Greensborough Rd MACLEOD 3085 (REI)

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Agent Comments

Price: \$890,000 Method: Private Sale Date: 17/03/2025 Property Type: House Land Size: 747 sqm approx



11 Dobson Av ROSANNA 3084 (REI)

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Agent Comments

Price: \$903,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res) Land Size: 602 sqm approx



6 Lewellin Gr ROSANNA 3084 (REI)

3



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Price: \$885,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) **Land Size:** 604 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111



