

# 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

272 Lower Plenty Road, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$920,000

### Median sale price

Median price \$1,355,000 Property 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	Price	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

272 Lower Plenty Road, Rosanna Vic 3084



 3    1    2

**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)**

**Agent Comments**

 3    1    4

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



**11 Dobson Av ROSANNA 3084 (REI)**

**Agent Comments**

 3    1    2

**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)**

**Agent Comments**

 3    2    2

**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

**Account -** Jellis Craig | P: 03 94598111



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