

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/6 Leura Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,125,000

&

\$1,225,000

Median sale price

Median price \$752,500

Property Type Unit

Suburb Rosanna

Period - From 01/10/2024

to 31/12/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/37 Grieve St MACLEOD 3085	\$1,110,000	19/02/2025
2	1/47 Pyalong Av ROSANNA 3084	\$1,100,000	21/12/2024
3	1/7 Andrews St HEIDELBERG 3084	\$1,202,000	21/12/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

27/03/2025 13:37



4 3 2

Property Type: Townhouse
Land Size: 272 sqm approx
Agent Comments

Indicative Selling Price
\$1,125,000 - \$1,225,000
Median Unit Price
December quarter 2024: \$752,500

Comparable Properties

2/37 Grieve St MACLEOD 3085 (REI)

Agent Comments

4 3 2

Price: \$1,110,000
Method: Private Sale
Date: 19/02/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 206 sqm approx



1/47 Pyalong Av ROSANNA 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 21/12/2024
Property Type: Townhouse (Res)
Land Size: 390 sqm approx



1/7 Andrews St HEIDELBERG 3084 (REI)

Agent Comments

4 3 2

Price: \$1,202,000
Method: Private Sale
Date: 21/12/2024
Property Type: Townhouse (Single)