

# 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

4/326 Lower Plenty Road, Rosanna Vic 3084

### Indicative selling price

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

Range between \$690,000

&

\$730,000

### Median sale price

Median price \$781,250

Property Type Unit

Suburb Rosanna

Period - From 12/08/2025

to

11/08/2026

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 | 2/62 Edward St MACLEOD 3085             | \$725,000 | 16/05/2026   |
| 2 | 4/115 Waiora Rd HEIDELBERG HEIGHTS 3081 | \$712,500 | 01/05/2026   |
| 3 | 19/77 McCrae Rd ROSANNA 3084            | \$725,000 | 19/02/2026   |

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:

12/08/2026 09:38

4/326 Lower Plenty Road, Rosanna Vic 3084

Kate Donaldson

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**Indicative Selling Price**

\$690,000 - \$730,000

**Median Unit Price**

12/08/2025 - 11/08/2026: \$781,250



2 1 1 - 2

**Rooms:** 6

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/62 Edward St MACLEOD 3085 (REI)**

**Agent Comments**

2 1 1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 16/05/2026

**Property Type:** Unit



**4/115 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

2 1 1

**Price:** \$712,500

**Method:** Private Sale

**Date:** 01/05/2026

**Property Type:** Townhouse (Res)



**19/77 McCrae Rd ROSANNA 3084 (REI)**

**Agent Comments**

2 1 1

**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 19/02/2026

**Rooms:** 3

**Property Type:** Unit

**Account -** Jellis Craig | P: 03 9459 8111



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