

# 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

5/85 Mccrae 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 \$650,000 & \$700,000

### Median sale price

Median price \$865,000 Property Type Unit Suburb Rosanna

Period - From 01/01/2026 to 31/03/2026 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	1/38-40 Lower Plenty Rd ROSANNA 3084	\$590,000	10/04/2026
2	4/62 Meyrick Cr VIEWBANK 3084	\$665,000	05/03/2026
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:

11/05/2026 16:01



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Property Type: Unit  
Land Size: 198 sqm approx  
Agent Comments

Indicative Selling Price  
\$650,000 - \$700,000  
Median Unit Price  
March quarter 2026: \$865,000

## Comparable Properties



1/38-40 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

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Price: \$590,000  
Method: Private Sale  
Date: 10/04/2026  
Property Type: Unit



4/62 Meyrick Cr VIEWBANK 3084 (REI)

Agent Comments

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Price: \$665,000  
Method: Sold Before Auction  
Date: 05/03/2026  
Property Type: Unit



19/77 Mccrae Rd ROSANNA 3084 (REI)

Agent Comments

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Price: \$725,000  
Method: Sold Before Auction  
Date: 19/02/2026  
Rooms: 3  
Property Type: Unit