

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

8 Von Nida Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,467,500

Property Type House

Suburb Rosanna

Period - From 01/07/2025

to 30/09/2025

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	166 Bellevue Av ROSANNA 3084	\$1,250,000	16/06/2025
2	15 Finlayson St ROSANNA 3084	\$1,205,000	17/05/2025
3	20 Finlayson St ROSANNA 3084	\$1,135,000	14/05/2025

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:

13/11/2025 09:41

8 Von Nida Crescent, Rosanna Vic 3084

Greg Taylor
9459 8111
0409 090 611
gregtaylor@jellisraig.com.au



3 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2025: \$1,467,500

8 Von Nida is completely original. Needs full renovation.

Comparable Properties



166 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 16/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 857 sqm approx



15 Finlayson St ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,205,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 580 sqm approx



20 Finlayson St ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$1,135,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 774 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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