

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

90 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between

\$910,000

&

\$960,000

Median sale price

Median price

\$835,000

Property Type

Unit

Suburb

Rosanna

Period - From

01/10/2024

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	2/88 Grandview Gr ROSANNA 3084	\$915,000	21/07/2025
2	1/174 Porter Rd HEIDELBERG HEIGHTS 3081	\$950,500	21/08/2025
3	2/36 Lower Plenty Rd ROSANNA 3084	\$1,016,000	26/09/2025

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:

18/11/2025 12:34



3 2 2

Rooms: 6
Property Type: Townhouse
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$910,000 - \$960,000
Median Unit Price
Year ending September 2025: \$835,000

Comparable Properties



2/88 Grandview Gr ROSANNA 3084 (REI/VG)

Agent Comments

3 2 1

Price: \$915,000
Method: Private Sale
Date: 21/07/2025
Property Type: Townhouse (Single)



1/174 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

3 2 2

Price: \$950,500
Method: Private Sale
Date: 21/08/2025
Property Type: Townhouse (Single)



2/36 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,016,000
Method: Private Sale
Date: 26/09/2025
Rooms: 4
Property Type: Townhouse (Res)

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089