

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

95 Bellevue Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,690,000

&

\$1,790,000

Median sale price

Median price \$1,358,000

Property Type House

Suburb Rosanna

Period - From 29/09/2024

to

28/09/2025

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	106 Grandview Gr ROSANNA 3084	\$1,865,000	18/08/2025
2	51 Grandview Gr ROSANNA 3084	\$1,710,000	09/08/2025
3	181 Grandview Gr ROSANNA 3084	\$1,700,000	01/08/2025

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:

29/09/2025 15:08

95 Bellevue Avenue, Rosanna Vic 3084

Thomas Bechelli

9459 8111

0413 181 461

thomasbechelli@jellisrcraig.com.au



 4  3  2

Property Type: House

Land Size: 734m2 sqm approx

Agent Comments

Indicative Selling Price

\$1,690,000 - \$1,790,000

Median House Price

29/09/2024 - 28/09/2025: \$1,358,000

Comparable Properties



106 Grandview Gr ROSANNA 3084 (REI)

Agent Comments

 5  3  3

Price: \$1,865,000

Method: Private Sale

Date: 18/08/2025

Rooms: 8

Property Type: House (Res)

Land Size: 807 sqm approx



51 Grandview Gr ROSANNA 3084 (REI)

Agent Comments

 5  4  3

Price: \$1,710,000

Method: Auction Sale

Date: 09/08/2025

Rooms: 10

Property Type: House (Res)

Land Size: 1143 sqm approx



181 Grandview Gr ROSANNA 3084 (REI)

Agent Comments

 4  2  6

Price: \$1,700,000

Method: Private Sale

Date: 01/08/2025

Property Type: House

Land Size: 919 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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