

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 \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,352,500 Property Type House Suburb Rosanna

Period - From 10/07/2024 to 09/07/2025 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	105 Mountain View Pde ROSANNA 3084	\$2,050,000	11/06/2025
2	110 Mountain View Pde ROSANNA 3084	\$2,220,000	01/03/2025
3	172 Mountain View Pde ROSANNA 3084	\$1,770,000	19/02/2025

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: 10/07/2025 13:35

95 Bellevue Avenue, Rosanna Vic 3084

Thomas Bechelli
9459 8111
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5 3 2

Property Type: House
Land Size: 734m2 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
10/07/2024 - 09/07/2025: \$1,352,500

Comparable Properties



105 Mountain View Pde ROSANNA 3084 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,050,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: House (Res)
Land Size: 804 sqm approx



110 Mountain View Pde ROSANNA 3084 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,220,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)



172 Mountain View Pde ROSANNA 3084 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,770,000
Method: Private Sale
Date: 19/02/2025
Rooms: 6
Property Type: House (Res)
Land Size: 976 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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