

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

1/9 Ruthven Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Rosanna

Period - From 25/05/2025

to

24/05/2026

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	3/37 Torbay St MACLEOD 3085	\$700,000	13/05/2026
2	4/61 Strathallan Rd MACLEOD 3085	\$682,500	21/03/2026
3	1/63 Torbay St MACLEOD 3085	\$713,500	31/01/2026

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:

25/05/2026 15:32



2
 1
 1

Property Type: Villa

Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

25/05/2025 - 24/05/2026: \$790,000

Comparable Properties



3/37 Torbay St MACLEOD 3085 (REI)

Agent Comments

2
 1
 -

Price: \$700,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: Unit



4/61 Strathallan Rd MACLEOD 3085 (REI/VG)

Agent Comments

2
 1
 1

Price: \$682,500

Method: Auction Sale

Date: 21/03/2026

Rooms: 3

Property Type: Unit



1/63 Torbay St MACLEOD 3085 (REI/VG)

Agent Comments

2
 1
 1

Price: \$713,500

Method: Auction Sale

Date: 31/01/2026

Property Type: Unit

Land Size: 176 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133