

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

105 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Rosanna

Period - From 01/04/2024

to 31/03/2025

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	14 Leonard St HEIDELBERG HEIGHTS 3081	\$1,825,000	03/05/2025
2	22 Banyule Rd ROSANNA 3084	\$1,830,000	14/12/2024
3			

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:

13/05/2025 12:26



4 3 2

Property Type: House
Land Size: 804 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
Year ending March 2025: \$1,390,000

Comparable Properties



14 Leonard St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

4 2 3

Price: \$1,825,000
Method: Private Sale
Date: 03/05/2025
Property Type: House
Land Size: 600 sqm approx



22 Banyule Rd ROSANNA 3084 (REI)

Agent Comments

4 2 3

Price: \$1,830,000
Method: Auction Sale
Date: 14/12/2024
Rooms: 7
Property Type: House (Res)
Land Size: 1440 sqm approx

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.