

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

148 Rosanna Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Rosanna

Period - From 16/08/2025

to

15/08/2026

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	66 Greville Rd ROSANNA 3084	\$1,282,000	10/06/2026
2	12 Quinn St HEIDELBERG 3084	\$1,285,000	18/04/2026
3	45 Ruthven St ROSANNA 3084	\$1,300,000	18/03/2026

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:

16/08/2026 22:35



6
 2
 2

Property Type: House (Res)

Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

16/08/2025 - 15/08/2026: \$1,425,000

Comparable Properties



66 Greville Rd ROSANNA 3084 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,282,000

Method: Private Sale

Date: 10/06/2026

Property Type: House

Land Size: 648 sqm approx



12 Quinn St HEIDELBERG 3084 (REI/VG)

Agent Comments

4
 1
 2

Price: \$1,285,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 598 sqm approx



45 Ruthven St ROSANNA 3084 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: House (Res)

Land Size: 610 sqm approx

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