

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

154 Bellevue Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,419,000

Property Type House

Suburb Rosanna

Period - From 01/07/2025

to

30/06/2026

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	25 Millicent St ROSANNA 3084	\$1,415,000	27/06/2026
2	66 Greville Rd ROSANNA 3084	\$1,282,000	10/06/2026
3	14 Rhonda St ROSANNA 3084	\$1,385,000	28/03/2026

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:

14/07/2026 17:17

Mark Britt
03 9490 0548
0401 841 190
mbritt@milesre.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2026: \$1,419,000



Property Type: House (Previously Occupied - Detached)
Land Size: 833 sqm approx
Agent Comments

Comparable Properties



25 Millicent St ROSANNA 3084 (REI)

Agent Comments



Price: \$1,415,000
Method: Auction Sale
Date: 27/06/2026
Rooms: 7
Property Type: House (Res)
Land Size: 959 sqm approx



66 Greville Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,282,000
Method: Private Sale
Date: 10/06/2026
Property Type: House
Land Size: 648 sqm approx

14 Rhonda St ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,385,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 909 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



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