

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

167 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Rosanna

Period - From 01/01/2026

to 31/03/2026

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	45 Bellevue Av ROSANNA 3084	\$1,920,000	30/04/2026
2	2 Darvall St ROSANNA 3084	\$1,810,000	14/04/2026
3	108 Grandview Gr ROSANNA 3084	\$1,720,000	23/12/2025

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:

04/06/2026 15:33



 4  2  1

Rooms: 6

Property Type: House (Res)

Land Size: 1071 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

March quarter 2026: \$1,440,000

Comparable Properties



45 Bellevue Av ROSANNA 3084 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,920,000

Method: Private Sale

Date: 30/04/2026

Property Type: House (Res)

Land Size: 1412 sqm approx



2 Darvall St ROSANNA 3084 (REI)

[Agent Comments](#)

 4  1  5

Price: \$1,810,000

Method: Private Sale

Date: 14/04/2026

Property Type: House (Res)

Land Size: 1031 sqm approx

108 Grandview Gr ROSANNA 3084 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,720,000

Method: Sold Before Auction

Date: 23/12/2025

Property Type: House (Res)

Land Size: 796 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408