

# 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

2 Devlin Court, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,700,000

### 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 | 22 Phillips Cr ROSANNA 3084    | \$1,623,000 | 29/07/2026   |
| 2 | 6 Terrace Way MACLEOD 3085     | \$1,765,000 | 15/06/2026   |
| 3 | 14 Phillips Cr ROSANNA 3084    | \$1,560,000 | 09/04/2026   |

**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:

19/08/2026 13:28

Luke Coventry

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

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



 5  3  2

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 693 sqm approx

**Agent Comments**

## Comparable Properties



**22 Phillips Cr ROSANNA 3084 (REI)**

**Agent Comments**

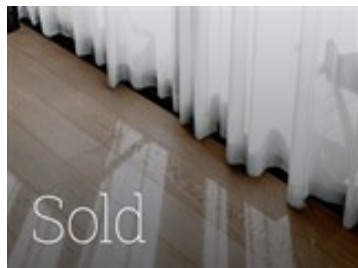
 4  2  2

**Price:** \$1,623,000

**Method:** Private Sale

**Date:** 29/07/2026

**Property Type:** House



**6 Terrace Way MACLEOD 3085 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,765,000

**Method:** Private Sale

**Date:** 15/06/2026

**Property Type:** House (Res)

**Land Size:** 744 sqm approx



**14 Phillips Cr ROSANNA 3084 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,560,000

**Method:** Sold Before Auction

**Date:** 09/04/2026

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 649 sqm approx

**Account - Jellis Craig** | P: 03 94321444