

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

22 Phillips Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

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	1 Ferrier Ct ROSANNA 3084	\$1,460,000	11/04/2026
2	14 Phillips Cr ROSANNA 3084	\$1,560,000	09/04/2026
3	95 Bellevue Av ROSANNA 3084	\$1,541,000	30/03/2026

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:

09/06/2026 09:16

22 Phillips Crescent, Rosanna Vic 3084

Greg Taylor
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Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,550,000
Median House Price
March quarter 2026: \$1,440,000

Comparable Properties



1 Ferrier Ct ROSANNA 3084 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 601 sqm approx



14 Phillips Cr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,560,000
Method: Sold Before Auction
Date: 09/04/2026
Rooms: 7
Property Type: House (Res)
Land Size: 649 sqm approx



95 Bellevue Av ROSANNA 3084 (REI)

Agent Comments



Price: \$1,541,000
Method: Private Sale
Date: 30/03/2026
Property Type: House (Res)
Land Size: 734 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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