

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

23 Miriam Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Rosanna

Period - From 24/08/2025

to

23/08/2026

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	3 Phillips Cr ROSANNA 3084	\$1,373,000	29/05/2026
2	24 Mcauley Dr ROSANNA 3084	\$1,450,000	27/05/2026
3	28 Thomson Dr ROSANNA 3084	\$1,445,000	26/05/2026

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:

24/08/2026 20:56



5
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 2

Property Type: House (Res)

Land Size: 662 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

24/08/2025 - 23/08/2026: \$1,425,000

Comparable Properties



3 Phillips Cr ROSANNA 3084 (REI)

Agent Comments

3
 3
 2

Price: \$1,373,000

Method: Private Sale

Date: 29/05/2026

Rooms: 5

Property Type: House (Res)

Land Size: 635.50 sqm approx



24 Mcauley Dr ROSANNA 3084 (REI)

Agent Comments

4
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 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 27/05/2026

Property Type: House (Res)

Land Size: 928 sqm approx



28 Thomson Dr ROSANNA 3084 (REI)

Agent Comments

4
 2
 2

Price: \$1,445,000

Method: Private Sale

Date: 26/05/2026

Property Type: House

Land Size: 630 sqm approx

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