

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

23a Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$1,030,444

Property Type Townhouse

Suburb Rosanna

Period - From 22/05/2025

to 21/05/2026

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	3/4 Millicent St ROSANNA 3084	\$804,000	18/04/2026
2	2/18 Avoca St HEIDELBERG 3084	\$875,000	21/02/2026
3	3/57 Darebin St HEIDELBERG 3084	\$845,000	06/12/2025

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:

22/05/2026 18:18

23a Coorie Crescent, Rosanna Vic 3084

Thomas Bechelli

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Indicative Selling Price

\$880,000 - \$930,000

Median Townhouse Price

22/05/2025 - 21/05/2026: \$1,030,444



 2  2  1

Property Type: Townhouse
(Single)

Land Size: 176 sqm approx

Agent Comments

Comparable Properties



3/4 Millicent St ROSANNA 3084 (REI)

Agent Comments

 2  1  1

Price: \$804,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 3

Property Type: Townhouse (Res)



2/18 Avoca St HEIDELBERG 3084 (REI)

Agent Comments

 2  2  1

Price: \$875,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)



3/57 Darebin St HEIDELBERG 3084 (REI)

Agent Comments

 2  2  1

Price: \$845,000

Method: Auction Sale

Date: 06/12/2025

Rooms: 4

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9459 8111



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