

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

24 Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,427,500

Property Type

House

Suburb

Rosanna

Period - From

04/08/2025

to

03/08/2026

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	38 Douglas St ROSANNA 3084	\$1,100,000	13/06/2026
2	10 Pilgrim Ct ROSANNA 3084	\$1,174,000	30/05/2026
3	6 Lees Ct ROSANNA 3084	\$1,110,000	15/04/2026

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:

04/08/2026 14:08



3
 1
 2

Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 04/08/2025 - 03/08/2026: \$1,427,500

Comparable Properties



38 Douglas St ROSANNA 3084 (REI)

Agent Comments

3
 2
 2

Price: \$1,100,000
Method: Auction Sale
Date: 13/06/2026
Rooms: 4
Property Type: House (Res)
Land Size: 263 sqm approx



10 Pilgrim Ct ROSANNA 3084 (REI)

Agent Comments

3
 1
 1

Price: \$1,174,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 956 sqm approx



6 Lees Ct ROSANNA 3084 (REI)

Agent Comments

4
 1
 2

Price: \$1,110,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 977 sqm approx

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