

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 Mcauley Drive, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,480,000

&

\$1,620,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Rosanna

Period - From 01/10/2025

to 31/12/2025

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	38 Coorie Cr ROSANNA 3084	\$1,540,000	21/02/2026
2	31 Beverley Rd HEIDELBERG 3084	\$1,470,000	09/12/2025
3	53 Coorie Cr ROSANNA 3084	\$1,465,000	13/11/2025

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:

24/02/2026 14:49



Property Type:
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,620,000
Median House Price
December quarter 2025: \$1,375,000

Comparable Properties



38 Coorie Cr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,540,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 947 sqm approx



31 Beverley Rd HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$1,470,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: House (Res)
Land Size: 929 sqm approx



53 Coorie Cr ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,465,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)
Land Size: 769 sqm approx

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