

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

25 Greville Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,620,000

&

\$1,740,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Rosanna

Period - From 01/04/2024

to

31/03/2025

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	150 Beverley Rd ROSANNA 3084	\$1,635,500	22/03/2025
2	5 Berkeley Av HEIDELBERG 3084	\$1,688,000	02/01/2025
3			

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:

27/05/2025 16:53



Property Type:
Agent Comments

Comparable Properties



150 Beverley Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,635,500
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 328 sqm approx



5 Berkeley Av HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$1,688,000
Method: Sold Before Auction
Date: 02/01/2025
Property Type: House
Land Size: 591 sqm approx

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.