

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

292 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$880,000 & \$940,000

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	57 Greensborough Rd MACLEOD 3085	\$895,000	05/03/2026
2	1 Tuckfield Ct MACLEOD 3085	\$902,000	18/10/2025
3	61 Greensborough Rd MACLEOD 3085	\$915,000	15/09/2025

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:

11/03/2026 09:26

292 Lower Plenty Road, Rosanna Vic 3084

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jellisrcraig.com.au



 3  1  5

Rooms: 6
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median House Price
December quarter 2025: \$1,375,000

Comparable Properties



57 Greensborough Rd MACLEOD 3085 (REI)

Agent Comments

 3  1  1

Price: \$895,000
Method: Auction Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 743 sqm approx



1 Tuckfield Ct MACLEOD 3085 (REI)

Agent Comments

 3  1  2

Price: \$902,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 640 sqm approx



61 Greensborough Rd MACLEOD 3085 (REI)

Agent Comments

 3  2  2

Price: \$915,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 743 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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