

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

3/15-17 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$835,000

Property Type Unit

Suburb Rosanna

Period - From 01/07/2025

to 30/06/2026

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	2/40 Rosanna Rd HEIDELBERG 3084	\$415,000	22/04/2026
2	8/15-17 Lower Plenty Rd ROSANNA 3084	\$385,000	20/04/2026
3	7/40 Rosanna Rd HEIDELBERG 3084	\$415,000	29/01/2026

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:

07/07/2026 14:05

3/15-17 Lower Plenty Road, Rosanna Vic 3084

Kate Donaldson

03 9459 8111

0417 349 719

katedonaldson@jellisraig.com.au



 1  1  1

Rooms: 3

Property Type: Unit

Agent Comments

This spacious one bedroom unit includes a large open plan living area with a galley style kitchen. The bedroom is very spacious with a built in robe. The living area and bedroom overlook the common pool area and garden. One delegated car port with room to park additional car behind.

Indicative Selling Price

\$385,000 - \$420,000

Median Unit Price

Year ending June 2026: \$835,000

This very spacious one bedroom unit located walking distance to the Rosanna shopping hub and train station over looks a common pool and manicured garden area. The living area is light filled with solid timber floors, kitchen is galley style and bathroom includes shower, toilet, single vanity along with designated laundry area.

Comparable Properties



2/40 Rosanna Rd HEIDELBERG 3084 (REI)

 1  1  1

Price: \$415,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment

Agent Comments



8/15-17 Lower Plenty Rd ROSANNA 3084 (REI)

 1  1  1

Price: \$385,000

Method: Private Sale

Date: 20/04/2026

Property Type: Apartment

Agent Comments

This unit is in the same unit complex however was not renovated.



7/40 Rosanna Rd HEIDELBERG 3084 (REI)

 1  1  1

Price: \$415,000

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9459 8111



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