

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

3/280 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$875,000 & \$950,000

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	2/151 Ellesmere Pde ROSANNA 3084	\$965,000	08/08/2026
2	2/23 Lascelles Av VIEWBANK 3084	\$930,000	27/07/2026
3	9/218 Lower Plenty Rd ROSANNA 3084	\$860,000	23/03/2026

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:

24/08/2026 11:47

3/280 Lower Plenty Road, Rosanna Vic 3084

JellisCraig

Christopher Macey

03 9499 7992

0411 330 311

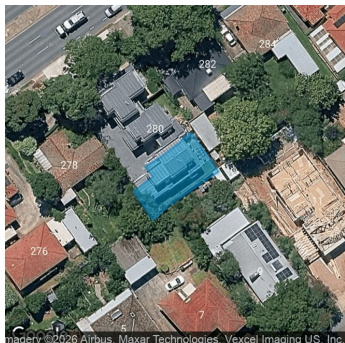
christophermacey@jellisrcraig.com.au

Indicative Selling Price

\$875,000 - \$950,000

Median Unit Price

Year ending June 2026: \$835,000



3 3 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



2/151 Ellesmere Pde ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$965,000

Method: Private Sale

Date: 08/08/2026

Rooms: 4

Property Type: Townhouse (Res)



2/23 Lascelles Av VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$930,000

Method: Private Sale

Date: 27/07/2026

Rooms: 5

Property Type: Townhouse (Res)



9/218 Lower Plenty Rd ROSANNA 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 23/03/2026

Rooms: 5

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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