

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

3/77 St James Road, Rosanna VIC 3084

Indicative selling price

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

Range between

\$695,000

&

\$755,000

Median sale price

Median price

\$1,377,500

Property Type

Other

Suburb

Rosanna

Period - From

27/11/2024

to

26/05/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/146 Hawdon Street Heidelberg VIC 3084	\$770,000	20/03/2025
2/48 St Hellier Street Heidelberg Heights VIC 3081	\$711,000	12/04/2025
2/8 Finlayson Street Rosanna VIC 3084	\$774,000	24/05/2025

This Statement of Information was prepared on:

27/05/2025