

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 Greville Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,475,000

&

\$1,575,000

Median sale price

Median price \$1,394,000

Property Type House

Suburb Rosanna

Period - From 01/04/2026

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	31 Anderson St HEIDELBERG 3084	\$1,510,000	22/07/2026
2	6 Interlaken Pde ROSANNA 3084	\$1,490,000	02/06/2026
3	14 Phillips Cr ROSANNA 3084	\$1,560,000	09/04/2026

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:

18/08/2026 15:39



Property Type: Land
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,575,000
Median House Price
June quarter 2026: \$1,394,000

Comparable Properties



31 Anderson St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,510,000
Method: Private Sale
Date: 22/07/2026
Property Type: House (Res)
Land Size: 746 sqm approx



6 Interlaken Pde ROSANNA 3084 (REI)

Agent Comments



Price: \$1,490,000
Method: Private Sale
Date: 02/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 633 sqm approx



14 Phillips Cr ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,560,000
Method: Sold Before Auction
Date: 09/04/2026
Rooms: 7
Property Type: House (Res)
Land Size: 649 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408