

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 Phillips Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,388,500 Property Type House Suburb Rosanna

Period - From 01/04/2025 to 31/03/2026 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	1 Ferrier Ct ROSANNA 3084	\$1,460,000	11/04/2026
2	8 Von Nida Cr ROSANNA 3084	\$1,325,000	13/12/2025
3	2 Phillips Cr ROSANNA 3084	\$1,375,000	12/12/2025

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:

18/05/2026 10:23

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Indicative Selling Price
\$1,300,000 - \$1,400,000

Median House Price
Year ending March 2026: \$1,388,500



Property Type:
Agent Comments

Comparable Properties



1 Ferrier Ct ROSANNA 3084 (REI)

Agent Comments



More renovated

Price: \$1,460,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 601 sqm approx



8 Von Nida Cr ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,325,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 612 sqm approx



2 Phillips Cr ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,375,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 622 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



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