

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

30 Douglas Street, 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

\$1,353,000

Property Type

House

Suburb

Rosanna

Period - From

01/01/2025

to

31/03/2025

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.

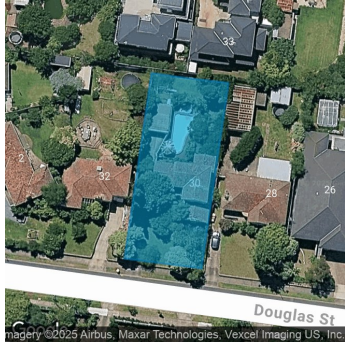
	Address of comparable property	Price	Date of sale
1	166 Bellevue Av ROSANNA 3084	\$1,250,000	16/06/2025
2	38 Brassey Av ROSANNA 3084	\$1,370,000	24/05/2025
3	24 Greville Rd ROSANNA 3084	\$1,362,000	22/02/2025

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:

27/06/2025 12:10



4
 1
 2

Property Type: House
Land Size: 755 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 March quarter 2025: \$1,353,000

Comparable Properties



166 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

3
 1
 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 16/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 857 sqm approx



38 Brassey Av ROSANNA 3084 (REI)

Agent Comments

4
 2
 2

Price: \$1,370,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 810 sqm approx



24 Greville Rd ROSANNA 3084 (REI/VG)

Agent Comments

3
 2
 5

Price: \$1,362,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 672 sqm approx

Account - Barry Plant | P: 03 9842 8888