

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

5 Finlayson Street, Rosanna Vic 3084

Indicative selling price

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

Range between

\$1,270,000

&

\$1,350,000

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	41 Berkeley Av HEIDELBERG 3084	\$1,370,000	06/08/2026
2	17 Sevenoaks Av HEIDELBERG 3084	\$1,280,000	29/06/2026
3	28 Thomson Dr ROSANNA 3084	\$1,445,000	26/05/2026

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 10:32

5 Finlayson Street, Rosanna Vic 3084

Greg Taylor
9459 8111
0409 090 611
gregtaylor@jellisrcraig.com.au



 4  2  2

Rooms: 6
Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$1,270,000 - \$1,350,000
Median House Price
June quarter 2026: \$1,394,000

Comparable Properties



41 Berkeley Av HEIDELBERG 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,370,000
Method: Private Sale
Date: 06/08/2026
Rooms: 8
Property Type: House (Res)
Land Size: 589 sqm approx



17 Sevenoaks Av HEIDELBERG 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,280,000
Method: Private Sale
Date: 29/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 557 sqm approx



28 Thomson Dr ROSANNA 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,445,000
Method: Private Sale
Date: 26/05/2026
Property Type: House
Land Size: 630 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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