

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

62 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,425,000 Property Type House Suburb Rosanna

Period - From 02/09/2025 to 01/09/2026 Source Property Data

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	181 Lower Plenty Rd ROSANNA 3084	\$950,000	19/08/2026
2	96 Rosanna Rd HEIDELBERG 3084	\$950,000	18/05/2026
3	28 Waiora Rd ROSANNA 3084	\$1,020,000	20/03/2026

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:

02/09/2026 13:37

62 Waiora Road, Rosanna Vic 3084

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jellisrcraig.com.au



 3  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

02/09/2025 - 01/09/2026: \$1,425,000

Comparable Properties



181 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

 3  1  2

Price: \$950,000

Method: Private Sale

Date: 19/08/2026

Property Type: House (Res)

Land Size: 700 sqm approx



96 Rosanna Rd HEIDELBERG 3084 (REI)

Agent Comments

 3  1  3

Price: \$950,000

Method: Private Sale

Date: 18/05/2026

Property Type: House

Land Size: 586 sqm approx

28 Waiora Rd ROSANNA 3084 (REI)

Agent Comments

 3  1  2

Price: \$1,020,000

Method: Sold Before Auction

Date: 20/03/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9459 8111



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