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	154 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between $1,500,000 & $1,595,000

Median sale price

Median price $1,361,000 Property Type House Suburb Rosanna

Period - From 19/09/2024 to 18/09/2025 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	20 Alfreda Av ROSANNA 3084	$1,600,000	26/08/2025
2	51 Grandview Gr ROSANNA 3084	$1,710,000	09/08/2025
3	11 Hylton Cr ROSANNA 3084	$1,620,000	27/06/2025

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: 19/09/2025 10:33

154 Lower Plenty Road, Rosanna Vic 3084

Thomas Bechelli
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3 2 3

Property Type: House
Land Size: 1303m2 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,595,000
Median House Price
19/09/2024 - 18/09/2025: $1,361,000

Comparable Properties



20 Alfreda Av ROSANNA 3084 (REI)

3 1 1

Price: $1,600,000
Method: Private Sale
Date: 26/08/2025
Rooms: 6
Property Type: House (Res)
Land Size: 964 sqm approx

Agent Comments



51 Grandview Gr ROSANNA 3084 (REI)

5 4 3

Price: $1,710,000
Method: Auction Sale
Date: 09/08/2025
Rooms: 10
Property Type: House (Res)
Land Size: 1143 sqm approx

Agent Comments

11 Hylton Cr ROSANNA 3084 (REI)

4 1 2

Price: $1,620,000
Method: Private Sale
Date: 27/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 1086 sqm approx

Agent Comments

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