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<br>Including suburb and postcode | 180 Grandview Grove, Rosanna Vic 3084 |

## Indicative selling price

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

Single price $1,480,000

## Median sale price

Median price $1,467,500 Property Type House Suburb Rosanna

Period - From 01/07/2025 to 30/09/2025 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 | 158 Mountain View Pde ROSANNA 3084 | $1,425,000 | 25/10/2025 |
| 2 | 25 Highview Cr MACLEOD 3085 | $1,430,000 | 23/10/2025 |
| 3 | | | |

**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: 15/12/2025 09:11

# 180 Grandview Grove, Rosanna Vic 3084

JellisCraig

Frank Perri
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frankperri@jelliscraig.com.au




6 3 5

**Property Type:** House
**Land Size:** 906 sqm approx

Agent Comments

**Indicative Selling Price**
$1,480,000
**Median House Price**
September quarter 2025: $1,467,500

## Comparable Properties



**158 Mountain View Pde ROSANNA 3084 (REI/VG)**

4 2 2

**Price:** $1,425,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** House (Res)
**Land Size:** 836 sqm approx

Agent Comments



**25 Highview Cr MACLEOD 3085 (REI)**

5 3 2

**Price:** $1,430,000
**Method:** Sold Before Auction
**Date:** 23/10/2025
**Property Type:** House
**Land Size:** 839 sqm approx

Agent Comments

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.



REIV THE DIFFERENCE

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