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	38 Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between $1,260,000 & $1,320,000

Median sale price

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

Period - From 01/10/2024 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	26 Kambea Cr VIEWBANK 3084	$1,260,000	18/07/2025
2	27 Falcon Rd MACLEOD 3085	$1,305,000	04/10/2025
3	91a St James Rd ROSANNA 3084	$1,310,000	16/09/2025

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: 04/01/2026 10:52

38 Coorie Crescent, Rosanna Vic 3084

Brett Greig
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0431 798 237
brettgreig@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 948 sqm approx

Agent Comments

Indicative Selling Price
$1,260,000 - $1,320,000
Median House Price
Year ending September 2025: $1,361,000

Comparable Properties



26 Kambea Cr VIEWBANK 3084 (REI)

3 1 2

Price: $1,260,000
Method: Private Sale
Date: 18/07/2025
Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments



27 Falcon Rd MACLEOD 3085 (REI)

3 1 2

Price: $1,305,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



91a St James Rd ROSANNA 3084 (REI)

3 2 2

Price: $1,310,000
Method: Private Sale
Date: 16/09/2025
Property Type: House (Res)

Agent Comments

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