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	3/218 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

Single price $619,000

Median sale price

Median price $830,000 Property Type Unit Suburb Rosanna

Period - From 01/04/2025 to 31/03/2026 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	2/39 Mcewan Rd HEIDELBERG HEIGHTS 3081	$630,000	11/04/2026
2	1/38-40 Lower Plenty Rd ROSANNA 3084	$590,000	10/04/2026
3	9/38 Lower Plenty Rd ROSANNA 3084	$595,000	03/12/2025

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: 19/05/2026 16:47

3/218 Waiora Road, Rosanna Vic 3084



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$619,000
Median Unit Price
Year ending March 2026: $830,000

Comparable Properties

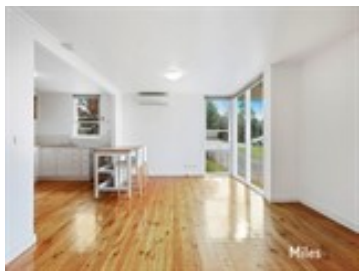


2/39 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 11/04/2026
Property Type: Townhouse (Res)

Agent Comments



1/38-40 Lower Plenty Rd ROSANNA 3084 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 10/04/2026
Property Type: Unit

Agent Comments



9/38 Lower Plenty Rd ROSANNA 3084 (REI/VG)

2 1 1

Price: $595,000
Method: Private Sale
Date: 03/12/2025
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

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