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	4/218 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between $730,000 & $795,000

Median sale price

Median price $1,038,888 Property Type Townhouse Suburb Rosanna

Period - From 23/03/2025 to 22/03/2026 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	3/56 Altona St HEIDELBERG HEIGHTS 3081	$740,000	18/12/2025
2	8/147 Waiora Rd HEIDELBERG HEIGHTS 3081	$765,000	24/11/2025
3	14 Arnold Av HEIDELBERG HEIGHTS 3081	$795,000	14/11/2025

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: 23/03/2026 15:44

4/218 Lower Plenty Road, Rosanna Vic 3084

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$730,000 - $795,000
Median Townhouse Price
23/03/2025 - 22/03/2026: $1,038,888

Comparable Properties



3/56 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 | 2 | 1

Agent Comments

Price: $740,000
Method: Private Sale
Date: 18/12/2025
Rooms: 3
Property Type: Townhouse (Res)



8/147 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2 | 1 | 1

Agent Comments

Price: $765,000
Method: Private Sale
Date: 24/11/2025
Property Type: Townhouse (Res)



14 Arnold Av HEIDELBERG HEIGHTS 3081 (REI/VG)

3 | 2 | 2

Agent Comments

Price: $795,000
Method: Private Sale
Date: 14/11/2025
Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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