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	107 Grandview Grove, Rosanna Vic 3084

Indicative selling price

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

Range between $1,250,000 & $1,320,000

Median sale price

Median price $1,394,000 Property Type House Suburb Rosanna

Period - From 01/04/2026 to 30/06/2026 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	190 Lower Plenty Rd ROSANNA 3084	$1,150,000	16/07/2026
2	66 Greville Rd ROSANNA 3084	$1,282,000	10/06/2026
3	48 Grove Rd ROSANNA 3084	$1,270,000	15/05/2026

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: 03/08/2026 15:27

107 Grandview Grove, Rosanna Vic 3084

Greg Taylor
9459 8111
0409 090 611
gregtaylor@jelliscraig.com.au



3 2 1

Property Type: House (Res)
Land Size: 804 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,320,000
Median House Price
June quarter 2026: $1,394,000

Comparable Properties



190 Lower Plenty Rd ROSANNA 3084 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 16/07/2026
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



66 Greville Rd ROSANNA 3084 (REI)

3 2 2

Price: $1,282,000
Method: Private Sale
Date: 10/06/2026
Property Type: House
Land Size: 648 sqm approx

Agent Comments



48 Grove Rd ROSANNA 3084 (REI)

3 2 1

Price: $1,270,000
Method: Private Sale
Date: 15/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

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