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	6 Coorie Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between $1,150,000 & $1,190,000

Median sale price

Median price $1,422,500 Property Type House Suburb Rosanna

Period - From 07/09/2025 to 06/09/2026 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	24 Coorie Cr ROSANNA 3084	$1,285,000	15/08/2026
2	10 Pilgrim Ct ROSANNA 3084	$1,174,000	30/05/2026
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: 07/09/2026 15:14

6 Coorie Crescent, Rosanna Vic 3084

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 711m2 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,190,000
Median House Price
07/09/2025 - 06/09/2026: $1,422,500

Comparable Properties



24 Coorie Cr ROSANNA 3084 (REI)

3 1 2

Price: $1,285,000
Method: Private Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments



10 Pilgrim Ct ROSANNA 3084 (REI)

3 1 1

Price: $1,174,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 956 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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