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	1/39 Station Road, Rosanna Vic 3084

Indicative selling price

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

Single price $975,000

Median sale price

Median price $865,000 Property Type Unit Suburb Rosanna

Period - From 01/01/2026 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	4/53 Bellevue Av ROSANNA 3084	$950,000	20/05/2026
2	3/25 Pyalong Av ROSANNA 3084	$970,000	11/05/2026
3			

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: 15/06/2026 09:35

1/39 Station Road, Rosanna Vic 3084

JellisCraig



3 1 1

Property Type: House
Land Size: 327 sqm approx

Agent Comments

Indicative Selling Price
$975,000
Median Unit Price
March quarter 2026: $865,000

Comparable Properties



4/53 Bellevue Av ROSANNA 3084 (REI)

3 2 2

Price: $950,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Unit

Agent Comments



3/25 Pyalong Av ROSANNA 3084 (REI)

3 2 2

Price: $970,000
Method: Private Sale
Date: 11/05/2026
Property Type: Unit
Land Size: 232 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

REIV THE DIFFERENCE

propertydata .com.au

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