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	4/74 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between $700,000 & $750,000

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	1/20 Turnham Av ROSANNA 3084	$780,000	18/04/2026
2	19/77 Mccrae Rd ROSANNA 3084	$725,000	19/02/2026
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: 21/05/2026 16:31

4/74 Lower Plenty Road, Rosanna Vic 3084

JellisCraig

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
March quarter 2026: $865,000

Comparable Properties



1/20 Turnham Av ROSANNA 3084 (REI)

2 1 1

Price: $780,000
Method: Auction Sale
Date: 18/04/2026
Rooms: 3
Property Type: Unit
Land Size: 250 sqm approx

Agent Comments



19/77 Mccrae Rd ROSANNA 3084 (REI)

2 1 1

Price: $725,000
Method: Sold Before Auction
Date: 19/02/2026
Rooms: 3
Property Type: Unit

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.

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