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	16 Rhonda Street, Rosanna Vic 3084

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	3 Phillips Cr ROSANNA 3084	$1,373,000	29/05/2026
2	26 Invermay Gr ROSANNA 3084	$1,452,000	20/05/2026
3	14 Rhonda St ROSANNA 3084	$1,385,000	28/03/2026

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.~~

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16 Rhonda Street, Rosanna Vic 3084

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Property Type:
Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2026: $1,394,000

Comparable Properties



3 Phillips Cr ROSANNA 3084 (REI)
3 3 2

Price: $1,373,000
Method: Private Sale
Date: 29/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 635.50 sqm approx

Agent Comments



26 Invermay Gr ROSANNA 3084 (REI)
3 2 2

Price: $1,452,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: House (Res)
Land Size: 916 sqm approx

Agent Comments

14 Rhonda St ROSANNA 3084 (REI)
3 2 4

Price: $1,385,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments

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