Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 20/11/2026

Property offered for sale

Address
Including suburb and postcode: 94 Waiora Road, Rosanna Vic 3084

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	1	N/A	573

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,099,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,385,000 Property type: House Suburb: Rosanna

Period: from 20/11/2025 to 19/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	102 St Hellier St HEIDELBERG HEIGHTS 3081		
Sale price	$1,065,126	Date of sale	28/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	593

Comparable property 2

Address	50 Outhwaite Rd HEIDELBERG HEIGHTS 3081		
Sale price	$1,055,000	Date of sale	08/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	3	N/A	584

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

The two comparable sales provided are both located in Heidelberg Heights and represent good comparisons in terms of entry-level housing similar to Waiora. They enjoy slightly quieter positions set back from Waiora Road however, they sit fractionally back in terms of suburb profile vs Rosanna. A further sale at 190 Lower Plenty Road achieved $1,150,000 in July, offering a similar home but on approximately 700sqm of land, with a stronger façade and larger living areas.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price [ ] Unconditional sale date [ ]

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=f643bd256b60a7e9af5ecaf7196e4daa

94 Waiora Road, Rosanna Vic 3084



2 1 1

Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price
$1,099,000
Median House Price
20/11/2025 - 19/11/2026: $1,385,000

Comparable Properties



102 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $1,065,126
Method: Private Sale
Date: 28/09/2026
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments



50 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)

2 1 3

Price: $1,055,000
Method: Private Sale
Date: 08/09/2026
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments

The two comparable sales provided are both located in Heidelberg Heights and represent good comparisons in terms of entry-level housing similar to Waiora. They enjoy slightly quieter positions set back from Waiora Road however, they sit fractionally back in terms of suburb profile vs Rosanna. A further sale at 190 Lower Plenty Road achieved $1,150,000 in July, offering a similar home but on approximately 700sqm of land, with a stronger façade and larger living areas.

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