Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 16/11/2026

Property offered for sale

Address
Including suburb and postcode: 125 St James 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	4	1	2	144	680

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 | or | Range between $1,250,000 & $1,280,000

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: $1,380,000 | Property type: House | Suburb: Rosanna

Period: from 16/11/2025 to 15/11/2026 | 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	44 Douglas St ROSANNA 3084		
Sale price	$1,280,000	Date of sale	30/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	152	678

Comparable property 2

Address	16 Rhonda St ROSANNA 3084		
Sale price	$1,340,000	Date of sale	03/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	141	844

Comparable property 3

Address	66 Greville Rd ROSANNA 3084		
Sale price	$1,282,000	Date of sale	10/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	138	648

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:

N/A

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=ad17c7cb1adb1b515dd17dfe1f66e8ec

125 St James Road, Rosanna Vic 3084

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4 1 2

Property Type: House
Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,280,000
Median House Price
16/11/2025 - 15/11/2026: $1,380,000

Comparable Properties



44 Douglas St ROSANNA 3084 (REI)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 30/10/2026
Property Type: House
Land Size: 678 sqm approx

Agent Comments



16 Rhonda St ROSANNA 3084 (REI)

3 1 2

Price: $1,340,000
Method: Private Sale
Date: 03/09/2026
Property Type: House (Res)
Land Size: 844 sqm approx

Agent Comments



66 Greville Rd ROSANNA 3084 (REI)

3 2 2

Price: $1,282,000
Method: Private Sale
Date: 10/06/2026
Property Type: House
Land Size: 648 sqm approx

Agent Comments

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