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	106 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Single price $980,000

Median sale price

Median price $1,377,500 Property Type House Suburb Heidelberg

Period - From 01/01/2024 to 31/12/2024 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	21 James St HEIDELBERG HEIGHTS 3081	$975,000	14/12/2024
2	25 James St HEIDELBERG HEIGHTS 3081	$975,000	14/12/2024
3	3 Sussex Pl HEIDELBERG 3084	$1,000,000	18/01/2025

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: 11/02/2025 12:06

106 Rosanna Road, Heidelberg Vic 3084



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$980,000
Median House Price
Year ending December 2024: $1,377,500

Comparable Properties



21 James St HEIDELBERG HEIGHTS 3081 (REI)

3 1 -

Price: $975,000
Method: Auction Sale
Date: 14/12/2024
Rooms: 4
Property Type: House (Res)
Land Size: 827 sqm approx

Agent Comments



25 James St HEIDELBERG HEIGHTS 3081 (REI)

3 1 2

Price: $975,000
Method: Auction Sale
Date: 14/12/2024
Rooms: 4
Property Type: House (Res)
Land Size: 692 sqm approx

Agent Comments



3 Sussex Pl HEIDELBERG 3084 (REI)

3 1 -

Price: $1,000,000
Method: Auction Sale
Date: 18/01/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111

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