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	4/77 St James Road, Rosanna VIC 3084

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $812,500 Property Type Unit Suburb Rosanna

Period - From 22/10/2024 to 21/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13/77 St James Road Rosanna VIC 3084	$690,000	09/11/2024
12/77 McCrae Road Rosanna VIC 3084	$673,000	11/11/2024
12/23 McEwan Road Heidelberg Heights VIC 3081	$656,500	14/02/2025

This Statement of Information was prepared on: 23/04/2025