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	5/22 Arden Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $987,500 Property Type Townhouse Suburb Rosanna

Period - From 16/07/2024 to 15/07/2025 Source Property Data

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	2/52 Mountain View Pde ROSANNA 3084	$1,230,000	16/05/2025
2	3/6 Leura Av ROSANNA 3084	$1,160,000	10/05/2025
3	3/38 Pyalong Av ROSANNA 3084	$1,200,000	19/03/2025

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: 16/07/2025 15:52

5/22 Arden Crescent, Rosanna Vic 3084

Nelson Alexander



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
16/07/2024 - 15/07/2025: $987,500

Comparable Properties



2/52 Mountain View Pde ROSANNA 3084 (REI/VG)

3 3 2

Price: $1,230,000
Method: Private Sale
Date: 16/05/2025
Property Type: House

Agent Comments



3/6 Leura Av ROSANNA 3084 (REI/VG)

4 3 2

Price: $1,160,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)
Land Size: 272 sqm approx

Agent Comments



3/38 Pyalong Av ROSANNA 3084 (REI/VG)

3 2 3

Price: $1,200,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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