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	272 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $1,355,000 Property Type House Suburb Rosanna

Period - From 15/05/2024 to 14/05/2025 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	63 Greensborough Rd MACLEOD 3085	$890,000	17/03/2025
2	11 Dobson Av ROSANNA 3084	$903,000	22/02/2025
3	6 Lewellin Gr ROSANNA 3084	$885,000	16/11/2024

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: 15/05/2025 09:57

272 Lower Plenty Road, Rosanna Vic 3084



3 1 2

Property Type: House
Land Size: 680m2 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median House Price
15/05/2024 - 14/05/2025: $1,355,000

Comparable Properties



63 Greensborough Rd MACLEOD 3085 (REI)

3 1 4

Price: $890,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 747 sqm approx

Agent Comments



11 Dobson Av ROSANNA 3084 (REI)

3 1 2

Price: $903,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



6 Lewellin Gr ROSANNA 3084 (REI)

3 2 2

Price: $885,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111

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