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	18 Mcauley Drive, Rosanna Vic 3084

Indicative selling price

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

Range between $1,380,000 & $1,450,000

Median sale price

Median price $1,390,000 Property Type House Suburb Rosanna

Period - From 01/04/2024 to 31/03/2025 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	6 Mercedes Ct ROSANNA 3084	$1,370,000	03/05/2025
2	34 Berkeley Av HEIDELBERG 3084	$1,395,000	08/03/2025
3	6 Pickworth Ct ROSANNA 3084	$1,400,000	14/12/2024

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: 14/05/2025 06:33

18 Mcauley Drive, Rosanna Vic 3084



Property Type:
Agent Comments

Indicative Selling Price
$1,380,000 - $1,450,000
Median House Price
Year ending March 2025: $1,390,000

Comparable Properties



6 Mercedes Ct ROSANNA 3084 (REI)

4 | 2 | 2

Price: $1,370,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)

Agent Comments



34 Berkeley Av HEIDELBERG 3084 (REI)

3 | 2 | 2

Price: $1,395,000
Method: Sold Before Auction
Date: 08/03/2025
Property Type: House (Res)

Agent Comments



6 Pickworth Ct ROSANNA 3084 (REI/VG)

4 | 2 | -

Price: $1,400,000
Method: Auction Sale
Date: 14/12/2024
Rooms: 6
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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