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	174 Beverley Road, Rosanna Vic 3084

Indicative selling price

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

Range between $1,250,000 & $1,365,000

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	31 Miriam St ROSANNA 3084	$1,330,000	24/05/2025
2	146 St James Rd HEIDELBERG 3084	$1,319,000	05/04/2025
3	179 Beverley Rd ROSANNA 3084	$1,300,000	28/03/2025

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: 11/06/2025 11:07

174 Beverley Road, Rosanna Vic 3084

Nelson Alexander

Liz Walker
9490 2900
0412 659 140
lwalker@nelsonalexander.com.au

3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,250,000 - $1,365,000
Median House Price
Year ending March 2025: $1,390,000

Comparable Properties



31 Miriam St ROSANNA 3084 (REI)

4 1 3

Price: $1,330,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments

Only had three bedrooms in the main house - 4th bedroom was a studio in the backyard



146 St James Rd HEIDELBERG 3084 (REI)

3 1 2

Price: $1,319,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



179 Beverley Rd ROSANNA 3084 (REI/VG)

3 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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