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: 1/191 Mountain View Parade, Rosanna Vic 3084

Indicative selling price

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

Range between: $790,000 & $860,000

Median sale price

Median price: $880,000 Property Type: Unit 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	2/60 Lower Plenty Rd ROSANNA 3084	$800,000	10/06/2025
2			
3			

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: 07/07/2025 10:26

1/191 Mountain View Parade, Rosanna Vic 3084

Brett Greig
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2 1 2

Rooms: 4
Property Type: Unit
Land Size: 372 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Unit Price
Year ending March 2025: $880,000

Comparable Properties



2/60 Lower Plenty Rd ROSANNA 3084 (REI)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 10/06/2025
Rooms: 3
Property Type: Unit

Agent Comments

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.

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