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	138 Waiora Road, Rosanna Vic 3084

Indicative selling price

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

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

Median sale price

Median price $1,350,000 Property Type House Suburb Rosanna

Period - From 23/06/2024 to 22/06/2025 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	104 Rosanna Rd HEIDELBERG 3084	$1,040,000	21/06/2025
2	1 Jolliffe Cr ROSANNA 3084	$1,080,000	09/04/2025
3	40 Waiora Rd ROSANNA 3084	$1,061,000	31/03/2025

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: 23/06/2025 12:32

138 Waiora Road, Rosanna Vic 3084

Nelson Alexander



3 1 2

Property Type: House
Land Size: 811 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
23/06/2024 - 22/06/2025: $1,350,000

Comparable Properties



104 Rosanna Rd HEIDELBERG 3084 (REI)

3 1 4

Price: $1,040,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



1 Jolliffe Cr ROSANNA 3084 (REI/VG)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 09/04/2025
Rooms: 4
Property Type: House (Res)
Land Size: 296 sqm approx

Agent Comments



40 Waiora Rd ROSANNA 3084 (REI)

3 2 1

Price: $1,061,000
Method: Private Sale
Date: 31/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments

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

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