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	3/22 Arden Crescent, Rosanna Vic 3084

Indicative selling price

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

Single price $1,040,000

Median sale price

Median price $988,400 Property Type Townhouse Suburb Rosanna

Period - From 21/08/2024 to 20/08/2025 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	23 Haig St HEIDELBERG HEIGHTS 3081	$1,050,000	04/04/2025
2	30 Outhwaite Rd HEIDELBERG HEIGHTS 3081	$1,000,000	31/03/2025
3	2/22 Arden Cr ROSANNA 3084	$1,050,000	25/03/2025

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: 21/08/2025 10:52

3/22 Arden Crescent, Rosanna Vic 3084

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,040,000
Median Townhouse Price
21/08/2024 - 20/08/2025: $988,400

Comparable Properties



23 Haig St HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 1

Agent Comments

Price: $1,050,000
Method: Private Sale
Date: 04/04/2025
Rooms: 4
Property Type: House (Res)
Land Size: 336 sqm approx



30 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 3 2

Agent Comments

Price: $1,000,000
Method: Private Sale
Date: 31/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 287 sqm approx



2/22 Arden Cr ROSANNA 3084 (REI/VG)

3 2 2

Agent Comments

Price: $1,050,000
Method: Private Sale
Date: 25/03/2025
Property Type: Townhouse (Single)

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

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