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	47 Ellesmere Parade, Rosanna Vic 3084

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $1,353,000 Property Type House Suburb Rosanna

Period - From 01/01/2025 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 Braeside Av ROSANNA 3084	$1,280,000	05/03/2025
2	10 Phillips Cr ROSANNA 3084	$1,290,000	30/11/2024
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: 19/05/2025 09:48

47 Ellesmere Parade, Rosanna Vic 3084



3 1 2

Property Type: House
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median House Price
March quarter 2025: $1,353,000

Comparable Properties



6 Braeside Av ROSANNA 3084 (REI)

3 1 2

Price: $1,280,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 829 sqm approx

Agent Comments



10 Phillips Cr ROSANNA 3084 (REI)

3 2 2

Price: $1,290,000
Method: Auction Sale
Date: 30/11/2024
Rooms: 6
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



179 Beverley Rd ROSANNA 3084 (REI)

3 1 1

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

Agent Comments

Account - Jellis Craig | P: 03 94598111

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