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	5/1 Hillside Road, Rosanna Vic 3084

Indicative selling price

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

Range between $970,000 & $1,030,000

Median sale price

Median price $975,000 Property Type Townhouse Suburb Rosanna

Period - From 04/08/2024 to 03/08/2025 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	2/88 Grandview Gr ROSANNA 3084	$915,000	21/07/2025
2	3/7 Andrews St HEIDELBERG 3084	$960,000	10/06/2025
3	3/10 Milford Gr ROSANNA 3084	$1,082,500	05/06/2025

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: 04/08/2025 16:06

5/1 Hillside Road, Rosanna Vic 3084



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$970,000 - $1,030,000
Median Townhouse Price
04/08/2024 - 03/08/2025: $975,000

Comparable Properties



2/88 Grandview Gr ROSANNA 3084 (REI)

3 2 1

Price: $915,000
Method: Private Sale
Date: 21/07/2025
Property Type: Townhouse (Single)

Agent Comments



3/7 Andrews St HEIDELBERG 3084 (REI)

3 2 2

Price: $960,000
Method: Private Sale
Date: 10/06/2025
Property Type: Townhouse (Single)

Agent Comments

3/10 Milford Gr ROSANNA 3084 (REI)

3 2 2

Price: $1,082,500
Method: Private Sale
Date: 05/06/2025
Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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