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	4 Michelle Court, Rosanna Vic 3084

Indicative selling price

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

Range between $1,380,000 & $1,450,000

Median sale price

Median price $1,352,500 Property Type House Suburb Rosanna

Period - From 01/07/2024 to 30/06/2025 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	9 Invermay Gr ROSANNA 3084	$1,390,000	24/05/2025
2	34 Berkeley Av HEIDELBERG 3084	$1,395,000	08/03/2025
3	59 Berkeley Av HEIDELBERG 3084	$1,470,000	07/04/2025

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: 13/08/2025 14:09

4 Michelle Court, Rosanna Vic 3084

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,450,000
Median House Price
Year ending June 2025: $1,352,500

Comparable Properties



9 Invermay Gr ROSANNA 3084 (REI)

3 1 1

Price: $1,390,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



34 Berkeley Av HEIDELBERG 3084 (REI)

3 2 2

Price: $1,395,000
Method: Sold Before Auction
Date: 08/03/2025
Property Type: House (Res)

Agent Comments



59 Berkeley Av HEIDELBERG 3084 (REI)

3 2 2

Price: $1,470,000
Method: Sold Before Auction
Date: 07/04/2025
Property Type: House

Agent Comments

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