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	1/176 Bellevue Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $839,500 Property Type Unit 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	5/1 Hillside Rd ROSANNA 3084	$1,022,000	12/09/2025
2	2/88 Grandview Gr ROSANNA 3084	$915,000	21/07/2025
3	1/191 Mountain View Pde ROSANNA 3084	$920,000	18/07/2025

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: 15/09/2025 13:28

1/176 Bellevue Avenue, Rosanna Vic 3084

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Property Type:
Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median Unit Price
Year ending June 2025: $839,500

Comparable Properties



5/1 Hillside Rd ROSANNA 3084 (REI)

3 | 3 | 2

Price: $1,022,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: Townhouse (Res)

Agent Comments



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



1/191 Mountain View Pde ROSANNA 3084 (REI)

2 | 1 | 2

Price: $920,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 372 sqm approx

Agent Comments

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