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	9 Hylton Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,467,500 Property Type House Suburb Rosanna

Period - From 01/07/2025 to 30/09/2025 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	27 Falcon Rd MACLEOD 3085	$1,305,000	04/10/2025
2	42 Chapman St MACLEOD 3085	$1,338,000	01/10/2025
3	13-15 Dobson Av ROSANNA 3084	$1,275,000	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: 13/10/2025 16:24

9 Hylton Crescent, Rosanna Vic 3084

Nelson Alexander



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
September quarter 2025: $1,467,500

Comparable Properties



27 Falcon Rd MACLEOD 3085 (REI)

3 1 2

Price: $1,305,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



42 Chapman St MACLEOD 3085 (REI)

3 1 1

Price: $1,338,000
Method: Auction Sale
Date: 01/10/2025
Rooms: 4
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments



13-15 Dobson Av ROSANNA 3084 (REI)

4 2 2

Price: $1,275,000
Method: Sold Before Auction
Date: 18/07/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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