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	17 Cantala Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,361,000 Property Type House Suburb Rosanna

Period - From 01/10/2024 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	6/218 Lower Plenty Rd ROSANNA 3084	$805,000	30/06/2025
2	37 Coleen St YALLAMBIE 3085	$800,000	26/06/2025
3	272 Lower Plenty Rd ROSANNA 3084	$882,000	29/05/2025

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: 23/10/2025 15:48

17 Cantala Avenue, Rosanna Vic 3084

Nelson Alexander

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Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending September 2025: $1,361,000

Comparable Properties



6/218 Lower Plenty Rd ROSANNA 3084 (REI/VG)

3 | 2 | 2

Price: $805,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)

Agent Comments

Similar location and size, however part of an owners corporation.



37 Coleen St YALLAMBIE 3085 (REI/VG)

3 | 1 | 1

Price: $800,000
Method: Sold Before Auction
Date: 26/06/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Similar location, however bigger block of land.



272 Lower Plenty Rd ROSANNA 3084 (REI/VG)

3 | 1 | 1

Price: $882,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 680 sqm approx

Agent Comments

Similar location, however bigger block of land.

REIV THE DIFFERENCE | propertydata.com.au

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