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	18/77 St James Road, Rosanna Vic 3084

Indicative selling price

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

Range between $620,000 & $682,000

Median sale price

Median price $885,000 Property Type Unit 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	4/40 Station Rd ROSANNA 3084	$680,000	06/09/2025
2	7/156 Hawdon St HEIDELBERG 3084	$676,000	09/08/2025
3	5/40 Station Rd ROSANNA 3084	$657,500	17/05/2025

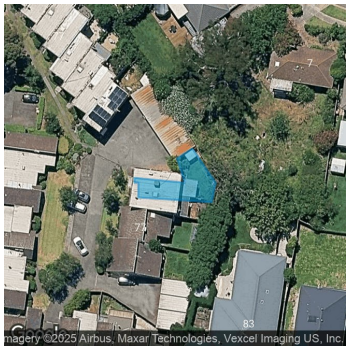
OR

~~**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: 24/10/2025 10:10

18/77 St James Road, Rosanna Vic 3084

Nelson Alexander



2 1 1

Rooms: 3
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$620,000 - $682,000
Median Unit Price
September quarter 2025: $885,000

Comparable Properties

4/40 Station Rd ROSANNA 3084 (REI)

2 2 1

Price: $680,000
Method: Private Sale
Date: 06/09/2025
Property Type: Unit

Agent Comments



7/156 Hawdon St HEIDELBERG 3084 (REI/VG)

2 1 1

Price: $676,000
Method: Auction Sale
Date: 09/08/2025
Rooms: 4
Property Type: Unit

Agent Comments



5/40 Station Rd ROSANNA 3084 (REI/VG)

2 2 1

Price: $657,500
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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