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	8 Von Nida Crescent, Rosanna Vic 3084

Indicative selling price

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

Single price $1,200,000

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	12 Greville Rd ROSANNA 3084	$1,140,000	17/11/2025
2	7 Stanton Cr ROSANNA 3084	$1,420,000	15/11/2025
3	166 Bellevue Av ROSANNA 3084	$1,250,000	16/06/2025

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: 02/12/2025 11:02

8 Von Nida Crescent, Rosanna Vic 3084

Greg Taylor
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3 2 2

Property Type: House
Land Size: 612 sqm approx

Agent Comments

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

Comparable Properties



12 Greville Rd ROSANNA 3084 (REI)

3 1 1

Price: $1,140,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



7 Stanton Cr ROSANNA 3084 (REI)

4 2 2

Price: $1,420,000
Method: Auction Sale
Date: 15/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments



166 Bellevue Av ROSANNA 3084 (REI)

3 1 2

Price: $1,250,000
Method: Sold Before Auction
Date: 16/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 857 sqm approx

Agent Comments

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