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	113 Finlayson Street, Rosanna Vic 3084

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,375,000 Property Type House Suburb Rosanna

Period - From 01/10/2025 to 31/12/2025 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	145 Grandview Gr ROSANNA 3084	$1,535,000	06/12/2025
2	7 Stewart Tce MACLEOD 3085	$1,565,000	20/09/2025
3			

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: 19/02/2026 09:26

113 Finlayson Street, Rosanna Vic 3084

JellisCraig

Scott Nugent
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4 2 4

Property Type: House
Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
December quarter 2025: $1,375,000

Comparable Properties



145 Grandview Gr ROSANNA 3084 (REI/VG)

4 3 3

Price: $1,535,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



7 Stewart Tce MACLEOD 3085 (REI/VG)

4 2 2

Price: $1,565,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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