

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

1/3 Golf Avenue, Rosanna Vic 3084

Indicative selling price

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

Single price \$849,000

Median sale price

Median price \$820,000

Property Type Unit

Suburb Rosanna

Period - From 01/01/2025

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	3/178 Cape St HEIDELBERG 3084	\$840,000	20/02/2026
2	1/49 Mcnamara St MACLEOD 3085	\$885,000	09/12/2025
3	35 Coorie Cr ROSANNA 3084	\$821,000	29/11/2025

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:

28/02/2026 21:27



3 1 2

Property Type: Villa
Land Size: 220 sqm approx
Agent Comments

Indicative Selling Price
\$849,000
Median Unit Price
Year ending December 2025: \$820,000

Comparable Properties



3/178 Cape St HEIDELBERG 3084 (REI)

Agent Comments

3 1 2

Price: \$840,000
Method: Sold Before Auction
Date: 20/02/2026
Rooms: 4
Property Type: Unit

1/49 Mcnamara St MACLEOD 3085 (VG)

Agent Comments

3 - -

Price: \$885,000
Method: Sale
Date: 09/12/2025
Property Type: Flat/Unit/Apartment (Res)



35 Coorie Cr ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$821,000
Method: Auction Sale
Date: 29/11/2025
Rooms: 5
Property Type: House (Res)
Land Size: 446 sqm approx

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