

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

3/4 Millicent Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$700,000 & \$730,000

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	2/37 Millicent St ROSANNA 3084	\$750,000	08/11/2025
2	2/245 Lower Plenty Rd ROSANNA 3084	\$723,000	22/09/2025
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.

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Rooms: 4
Property Type: Townhouse
Land Size: 176 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$730,000
Median Unit Price
 Year ending December 2025: \$820,000

Comparable Properties



2/37 Millicent St ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit



2/245 Lower Plenty Rd ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$723,000
Method: Private Sale
Date: 22/09/2025
Property Type: Unit
Land Size: 207 sqm approx

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



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