

# 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 3/93 Finlayson Street, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,190,000 & \$1,290,000

### Median sale price

Median price \$750,000 Property Type Unit 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 | 2/26 Ferguson St MACLEOD 3085  | \$1,100,000 | 06/03/2026   |
| 2 | 30 Stewart Tce MACLEOD 3085    | \$1,220,000 | 24/02/2026   |
| 3 | 3/15 Grandview Gr ROSANNA 3084 | \$1,279,000 | 20/10/2025   |

**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: 27/03/2026 13:37



4 3 2

**Property Type:** Townhouse

**Land Size:** 208 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,190,000 - \$1,290,000

**Median Unit Price**

December quarter 2025: \$750,000

## Comparable Properties



2/26 Ferguson St MACLEOD 3085 (REI)

Agent Comments

4 3 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 06/03/2026

**Property Type:** Townhouse (Single)



30 Stewart Tce MACLEOD 3085 (REI/VG)

Agent Comments

4 3 1

**Price:** \$1,220,000

**Method:** Sold Before Auction

**Date:** 24/02/2026

**Property Type:** House (Res)



3/15 Grandview Gr ROSANNA 3084 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,279,000

**Method:** Private Sale

**Date:** 20/10/2025

**Property Type:** Townhouse (Res)

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