

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

14 Phillips Crescent, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,366,000

Property Type House

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	92 Mountain View Pde ROSANNA 3084	\$1,611,000	21/02/2026
2	9 Von Nida Cr ROSANNA 3084	\$1,472,000	14/02/2026
3	46 Victoria Av ROSANNA 3084	\$1,590,000	28/10/2025

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:

24/03/2026 13:55

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4 2 2

Rooms: 6
Property Type: House
Land Size: 649 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending December 2025: \$1,366,000

Comparable Properties



92 Mountain View Pde ROSANNA 3084 (REI)

[Agent Comments](#)

4 2 1

Price: \$1,611,000
Method: Auction Sale
Date: 21/02/2026
Rooms: 7
Property Type: House (Res)
Land Size: 1093 sqm approx



9 Von Nida Cr ROSANNA 3084 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,472,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 598 sqm approx



46 Victoria Av ROSANNA 3084 (REI/VG)

[Agent Comments](#)

3 1 3

Price: \$1,590,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 1115 sqm approx

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