

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

28 Thomson Drive, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,425,000 & \$1,525,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Rosanna

Period - From 01/01/2026 to 31/03/2026 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 Woburn St HEIDELBERG 3084	\$1,520,000	16/03/2026
2	17 Pyalong Av ROSANNA 3084	\$1,480,000	14/03/2026
3	9 Von Nida Cr ROSANNA 3084	\$1,472,000	14/02/2026

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:

10/04/2026 15:03

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Indicative Selling Price

\$1,425,000 - \$1,525,000

Median House Price

March quarter 2026: \$1,440,000



4 2 2

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



3 Woburn St HEIDELBERG 3084 (REI)

Agent Comments

4 3 4

Price: \$1,520,000

Method: Private Sale

Date: 16/03/2026

Property Type: House (Res)

Land Size: 828 sqm approx



17 Pyalong Av ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 14/03/2026

Property Type: House (Res)

Land Size: 742 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

Account - Jellis Craig | P: 03 94321444