

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

107 Grandview Grove, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,375,000 Property Type House 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.

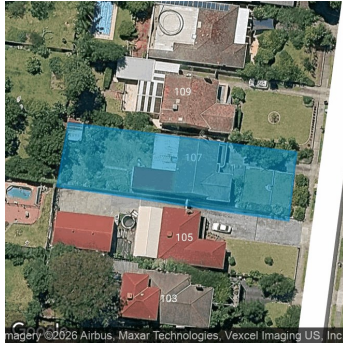
	Address of comparable property	Price	Date of sale
1	180 Grandview Gr ROSANNA 3084	\$1,430,000	07/01/2026
2	145 Grandview Gr ROSANNA 3084	\$1,535,000	06/12/2025
3	165 Grandview Gr ROSANNA 3084	\$1,485,000	25/10/2025

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:

02/02/2026 11:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2025: \$1,375,000

Comparable Properties



180 Grandview Gr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,430,000
Method: Private Sale
Date: 07/01/2026
Property Type: House (Res)
Land Size: 906 sqm approx



145 Grandview Gr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,535,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)



165 Grandview Gr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,485,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 676 sqm approx