

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

11 Darvall Street, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,180,000

&

\$1,250,000

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	30A Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,210,000	25/10/2025
2	91a St James Rd ROSANNA 3084	\$1,310,000	16/09/2025
3	2/7 Bronte St HEIDELBERG 3084	\$1,180,000	16/08/2025

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:

10/02/2026 11:25



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,250,000

Median House Price

December quarter 2025: \$1,375,000

Comparable Properties



30A Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,210,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 319 sqm approx



91a St James Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,310,000

Method: Private Sale

Date: 16/09/2025

Property Type: House (Res)



2/7 Bronte St HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,180,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888