

## 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

5 PILGRIM COURT ROSANNA VIC 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,625,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,407,250

Property type

House

Suburb

Rosanna

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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 6 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

14 SILK STREET ROSANNA VIC 3084	\$1,700,000	15-Feb-26
113 FINLAYSON STREET ROSANNA VIC 3084	\$1,707,500	19-Feb-26

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 6 months.

This Statement of Information was prepared on: 13 May 2026

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**14 SILK STREET ROSANNA VIC  
3084**

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Sold Price **\$1,700,000** Sold Date **15-Feb-26**Distance **0.61km****113 FINLAYSON STREET ROSANNA  
VIC 3084**

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Sold Price <sup>RS</sup> **\$1,707,500** <sup>UN</sup> Sold Date **19-Feb-26**Distance **0.81km****RS** = Recent sale**UN** = Undisclosed Sale

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