

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

45 COORIE CRESCENT ROSANNA VIC 3084

Indicative selling price

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

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,407,250

Property type

House

Suburb

Rosanna

Period-from

01 Jun 2025

to

31 May 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

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-------------|--------------|
| 38 COORIE CRESCENT ROSANNA VIC 3084 | \$1,540,000 | 21-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.

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**38 COORIE CRESCENT ROSANNA
VIC 3084**

Sold Price ^{RS} **\$1,540,000** Sold Date **21-Feb-26**

 3  1  2

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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