

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 (*Delete single price or range as applicable)

Single Price

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,419,500

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

14 SILK STREET ROSANNA VIC 3084	\$1,700,000	15-Feb-26
19 SEVENOAKS AVENUE HEIDELBERG VIC 3084	\$1,882,500	14-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: 11 June 2026

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14 SILK STREET ROSANNA VIC 3084

 4  3  -

Sold Price **\$1,700,000** Sold Date **15-Feb-26**

Distance **0.61km**



19 SEVENOAKS AVENUE HEIDELBERG VIC 3084

 4  2  2

Sold Price **\$1,882,500** Sold Date **14-Feb-26**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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