

# 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 190 Lower Plenty Road, Rosanna Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000 & \$1,180,000

### Median sale price

Median price \$1,440,000 Property Type House Suburb Rosanna

Period - From 01/01/2026 to 31/03/2026 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	8 Waiora Rd ROSANNA 3084	\$1,130,000	28/04/2026
2	28 Waiora Rd ROSANNA 3084	\$1,020,000	20/03/2026
3	194 Lower Plenty Rd ROSANNA 3084	\$1,190,000	21/02/2026

**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: 10/06/2026 12:36



 3    2    2

**Property Type:** House  
**Land Size:** 696 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,080,000 - \$1,180,000  
**Median House Price**  
 March quarter 2026: \$1,440,000

## Comparable Properties



**8 Waiora Rd ROSANNA 3084 (REI/VG)**

Agent Comments

 3    1    3

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 28/04/2026  
**Property Type:** House  
**Land Size:** 624 sqm approx

**28 Waiora Rd ROSANNA 3084 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,020,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2026  
**Property Type:** House (Res)  
**Land Size:** 797 sqm approx



**194 Lower Plenty Rd ROSANNA 3084 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 747 sqm approx

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