

# 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

14 Mcauley Drive, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,388,500 Property Type House Suburb Rosanna

Period - From 01/04/2025 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	9 May St MACLEOD 3085	\$1,160,000	01/04/2026
2	21 Lena St VIEWBANK 3084	\$1,150,000	27/02/2026
3	31 Berrima Rd ROSANNA 3084	\$1,055,000	14/01/2026

**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:

20/04/2026 13:51



 3    2    2

**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 Year ending March 2026: \$1,388,500

## Comparable Properties

**9 May St MACLEOD 3085 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,160,000  
**Method:** Sold Before Auction  
**Date:** 01/04/2026  
**Property Type:** House (Res)



**21 Lena St VIEWBANK 3084 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2026  
**Property Type:** House (Res)  
**Land Size:** 873 sqm approx



**31 Berrima Rd ROSANNA 3084 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 14/01/2026  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 426 sqm approx

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