

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 69 Rosehill Road, Lower Plenty Vic 3093
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	12 Montpelier Dr LOWER PLENTY 3093	\$1,850,000	15/11/2025
2	3 Homestead Rd ELTHAM 3095	\$2,300,000	15/10/2025
3	24 Montpelier Dr LOWER PLENTY 3093	\$2,550,000	26/09/2025

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:



Property Type: House

Land Size: 5994 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2025: \$1,390,000

Comparable Properties



12 Montpelier Dr LOWER PLENTY 3093 (REI)



5



2



8

Price: \$1,850,000

Method: Private Sale

Date: 15/11/2025

Property Type: House

Land Size: 5286 sqm approx

[Agent Comments](#)



3 Homestead Rd ELTHAM 3095 (REI/VG)



5



3



3

Price: \$2,300,000

Method: Private Sale

Date: 15/10/2025

Rooms: 8

Property Type: House (Res)

Land Size: 4500 sqm approx

[Agent Comments](#)



24 Montpelier Dr LOWER PLENTY 3093 (REI/VG)



4



3



6

Price: \$2,550,000

Method: Private Sale

Date: 26/09/2025

Rooms: 6

Property Type: House (Res)

Land Size: 10117.14 sqm approx

[Agent Comments](#)

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