

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 217-219 Mountain View Parade, Rosanna, VIC 3084

Indicative selling price

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

Price Range \$2,400,000 & \$2,500,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Rosanna (3084)

Period - From 01/07/2024 to 30/06/2025 Source PRICEFINDER

Comparable property sales

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
105 MOUNTAIN VIEW PARADE, ROSANNA VIC 3084	\$2,050,000	14/06/2025
110 MOUNTAIN VIEW PARADE, ROSANNA VIC 3084	\$2,220,000	01/03/2025
28 TURNHAM AVENUE, ROSANNA VIC 3084	\$2,550,000	25/02/2025

This Statement of Information was prepared on: 17/10/2025