

# 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 26 Mountain View Parade, 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 \$1,700,000 & \$1,850,000

### 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	2 Darvall St ROSANNA 3084	\$1,810,000	14/04/2026
2	92 Mountain View Pde ROSANNA 3084	\$1,611,000	21/02/2026
3	96-98 Mountain View Pde ROSANNA 3084	\$1,972,500	11/02/2026

**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.~~

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**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

March quarter 2026: \$1,440,000



4 1 2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 1379 sqm approx

Agent Comments

## Comparable Properties



**2 Darvall St ROSANNA 3084 (REI)**

Agent Comments

4 1 5

**Price:** \$1,810,000

**Method:** Private Sale

**Date:** 14/04/2026

**Property Type:** House (Res)

**Land Size:** 1031 sqm approx



**92 Mountain View Pde ROSANNA 3084 (REI)**

Agent Comments

4 2 1

**Price:** \$1,611,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1093 sqm approx



**96-98 Mountain View Pde ROSANNA 3084 (REI)**

Agent Comments

3 1 3

**Price:** \$1,972,500

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** House (Res)

**Land Size:** 1607 sqm approx

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