

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

4/326 Lower Plenty Road, Rosanna Vic 3084

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$781,250

Property Type Unit

Suburb Rosanna

Period - From 12/08/2025

to

11/08/2026

Source Property Data

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	2/62 Edward St MACLEOD 3085	\$725,000	16/05/2026
2	4/115 Waiora Rd HEIDELBERG HEIGHTS 3081	\$712,500	01/05/2026
3	19/77 McCrae Rd ROSANNA 3084	\$725,000	19/02/2026

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:

12/08/2026 09:38

4/326 Lower Plenty Road, Rosanna Vic 3084

Kate Donaldson

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Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

12/08/2025 - 11/08/2026: \$781,250



2 1 1 - 2

Rooms: 6

Property Type: Unit

Agent Comments

Comparable Properties



2/62 Edward St MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Unit



4/115 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2 1 1

Price: \$712,500

Method: Private Sale

Date: 01/05/2026

Property Type: Townhouse (Res)



19/77 Mccrae Rd ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method: Sold Before Auction

Date: 19/02/2026

Rooms: 3

Property Type: Unit

Account - Jellis Craig | P: 03 9459 8111



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