

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

10 Pilgrim Court, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	5 Regina St ROSANNA 3084	\$1,180,000	01/04/2026
2	5 Homewood Ct ROSANNA 3084	\$1,171,000	03/12/2025
3	12 Greville Rd ROSANNA 3084	\$1,140,000	17/11/2025

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:

06/05/2026 12:05



Property Type: House

Land Size: 956 sqm approx

Agent Comments

Comparable Properties



5 Regina St ROSANNA 3084 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 665 sqm approx

5 Homewood Ct ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,171,000

Method: Private Sale

Date: 03/12/2025

Rooms: 5

Property Type: House (Res)

Land Size: 581 sqm approx



12 Greville Rd ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 17/11/2025

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133