

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

12 Bellevue Avenue, Rosanna Vic 3084

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,427,500

Property Type House

Suburb Rosanna

Period - From 04/08/2025

to

03/08/2026

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	26 Invermay Gr ROSANNA 3084	\$1,452,000	20/05/2026
2	182 Waiora Rd ROSANNA 3084	\$1,405,000	06/03/2026
3	160 Bellevue Av ROSANNA 3084	\$1,440,000	14/02/2026

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:

04/08/2026 12:54

12 Bellevue Avenue, Rosanna Vic 3084

Thomas Bechelli

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

04/08/2025 - 03/08/2026: \$1,427,500



 6  2  4

Property Type: House

Land Size: 739m2 sqm approx

Agent Comments

Comparable Properties



26 Invermay Gr ROSANNA 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,452,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: House (Res)

Land Size: 916 sqm approx



182 Waiora Rd ROSANNA 3084 (REI)

Agent Comments

 4  2  4

Price: \$1,405,000

Method: Auction Sale

Date: 06/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 803 sqm approx



160 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,440,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 4

Property Type: House (Res)

Land Size: 909 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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