

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

166 Beverley Road, Rosanna Vic 3084

Indicative selling price

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

Single price \$1,445,000

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	30 Victoria Av ROSANNA 3084	\$1,419,000	20/10/2025
2	7 Stanton Cr ROSANNA 3084	\$1,420,000	15/11/2025
3	158 Mountain View Pde ROSANNA 3084	\$1,425,000	25/10/2025

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:

13/04/2026 08:18

166 Beverley Road, Rosanna Vic 3084

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jellisraig.com.au



 4  2  2

Property Type: House
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$1,445,000
Median House Price
March quarter 2026: \$1,440,000

Comparable Properties



30 Victoria Av ROSANNA 3084 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,419,000
Method: Sold Before Auction
Date: 20/10/2025
Property Type: House (Res)
Land Size: 673 sqm approx



7 Stanton Cr ROSANNA 3084 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,420,000
Method: Auction Sale
Date: 15/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 682 sqm approx



158 Mountain View Pde ROSANNA 3084 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,425,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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