

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 Mccrae Road, Rosanna Vic 3084

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,419,000

Property Type

House

Suburb

Rosanna

Period - From

01/07/2025

to

30/06/2026

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	14 Mcauley Dr ROSANNA 3084	\$1,240,000	19/05/2026
2	48 Grove Rd ROSANNA 3084	\$1,270,000	15/05/2026
3	5 Regina St ROSANNA 3084	\$1,180,000	01/04/2026

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:

27/07/2026 14:38

Mark Britt
03 9490 0548
0401 841 190
mbritt@milesre.com.au



3 2 1

Property Type: House
Land Size: 772 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
Year ending June 2026: \$1,419,000

Comparable Properties



14 Mcauley Dr ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,240,000
Method: Sold Before Auction
Date: 19/05/2026
Property Type: House (Res)
Land Size: 651 sqm approx



48 Grove Rd ROSANNA 3084 (REI/VG)

Agent Comments

3 2 1

Price: \$1,270,000
Method: Private Sale
Date: 15/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 613 sqm approx



5 Regina St ROSANNA 3084 (REI/VG)

Agent Comments

3 2 3

Price: \$1,180,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 665 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089