

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 ROSEA LANE GRANTVILLE VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,750

Property type

House

Suburb

Grantville

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

32A PORTVIEW AVENUE GRANTVILLE VIC 3984	\$605,000	13-Apr-26
31 PORTVIEW AVENUE GRANTVILLE VIC 3984	\$649,000	13-Feb-26
32B PORTVIEW AVENUE GRANTVILLE VIC 3984	\$585,000	06-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 August 2026


**32A PORTVIEW AVENUE
GRANTVILLE VIC 3984**

3 2 2

Sold Price \$605,000 Sold Date 13-Apr-26
Distance 0.26km

**31 PORTVIEW AVENUE
GRANTVILLE VIC 3984**

3 2 2

Sold Price \$649,000 Sold Date 13-Feb-26
Distance 0.28km

**32B PORTVIEW AVENUE
GRANTVILLE VIC 3984**

3 2 2

Sold Price \$585,000 Sold Date 06-Feb-26
Distance 0.25km

RS = Recent sale **UN** = Undisclosed Sale

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