

# 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

8 Luton Court, Rowville Vic 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Rowville

Period - From 01/04/2025 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	104 Seebeck Rd ROWVILLE 3178	\$831,000	09/04/2026
2	12 Eildon Pde ROWVILLE 3178	\$950,001	29/03/2026
3	45 Murray Cr ROWVILLE 3178	\$850,000	12/03/2026

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: 01/06/2026 16:16



3 bedrooms 1 bathroom 2 cars

**Property Type:** House  
**Land Size:** 727 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median House Price**  
Year ending March 2026: \$1,200,000

## Comparable Properties



104 Seebeck Rd ROWVILLE 3178 (REI/VG)

**Agent Comments**

3 bedrooms 1 bathroom 2 cars

**Price:** \$831,000  
**Method:** Private Sale  
**Date:** 09/04/2026  
**Property Type:** House  
**Land Size:** 903 sqm approx



12 Eildon Pde ROWVILLE 3178 (REI)

**Agent Comments**

3 bedrooms 1 bathroom 4 cars

**Price:** \$950,001  
**Method:** Auction Sale  
**Date:** 29/03/2026  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



45 Murray Cr ROWVILLE 3178 (VG)

**Agent Comments**

3 bedrooms - bathroom - cars

**Price:** \$850,000  
**Method:** Sale  
**Date:** 12/03/2026  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx