# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

laleuca Court, Rowville Vic 3178
ıa

#### Indicative selling price

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

### Median sale price

Median price	\$1,120,000	Pro	perty Type	House		Suburb	Rowville
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	50 Spruce Dr ROWVILLE 3178	\$1,060,000	13/06/2025
2	1 Mitta CI ROWVILLE 3178	\$1,150,000	08/05/2025
3	4 Jasmine Ct ROWVILLE 3178	\$1,090,000	29/01/2025

#### 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:	03/07/2025 16:57









Rooms: 2

Property Type: House (Res) Land Size: 854 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** March quarter 2025: \$1,120,000

# Comparable Properties



50 Spruce Dr ROWVILLE 3178 (REI)

Price: \$1,060,000 Method: Private Sale Date: 13/06/2025 Property Type: House **Agent Comments** 



1 Mitta CI ROWVILLE 3178 (REI)

**Agent Comments** 

Price: \$1,150,000 Method: Private Sale Date: 08/05/2025 Property Type: House Land Size: 640 sqm approx



4 Jasmine Ct ROWVILLE 3178 (REI/VG)

Price: \$1,090,000 Method: Auction Sale Date: 29/01/2025 Property Type: House Land Size: 867 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9753 2828





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