

# 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

9 Melaleuca 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,120,000

Property 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.

	Address of comparable property	Price	Date of sale
1	50 Spruce Dr ROWVILLE 3178	\$1,060,000	13/06/2025
2	1 Mitta Cl 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



 3    2    2

**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)**

[Agent Comments](#)

 4    2    2

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



**1 Mitta Ct ROWVILLE 3178 (REI)**

[Agent Comments](#)

 3    2    3

**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)**

[Agent Comments](#)

 3    2    2

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

**Account - Barry Plant** | P: 03 9753 2828