

## 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

86 LIBERTY AVENUE ROWVILLE VIC 3178

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,054,550

Property type

House

Suburb

Rowville

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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 6 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

17 BUCKINGHAM DRIVE ROWVILLE VIC 3178	\$1,198,000	28-Jun-25
10 VIRGILIA COURT ROWVILLE VIC 3178	\$1,100,000	20-Jun-25
21 WOLSELEY PLACE ROWVILLE VIC 3178	\$1,078,000	21-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 21 July 2025



## 17 BUCKINGHAM DRIVE ROWVILLE VIC 3178

Sold Price

<sup>RS</sup>

**\$1,198,000**

Sold Date

**28-Jun-25**



4



2



2

Distance

**0.41km**



## 10 VIRGILIA COURT ROWVILLE VIC 3178

Sold Price

<sup>RS</sup>

**\$1,100,000**

Sold Date

**20-Jun-25**



4



2



2

Distance

**0.66km**



## 21 WOLSELEY PLACE ROWVILLE VIC 3178

Sold Price

<sup>RS</sup>

**\$1,078,000**

Sold Date

**21-Apr-25**



4



2



2

Distance

**0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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