Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 Reservoir Crescent, Rowville Vic 3178

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,165,000		&		\$1,280,000			
Median sale p	rice							
Median price	\$1,060,000	Pro	operty Type	Hou	se		Suburb	Rowville
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	14 Perri Raso Rise ROWVILLE 3178	\$1,200,000	23/05/2025
2	34 Whitecliffe Dr ROWVILLE 3178	\$1,333,000	23/04/2025
3	31 Gearon Av ROWVILLE 3178	\$1,150,000	06/04/2025

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:

23/06/2025 11:19





Eric Shan

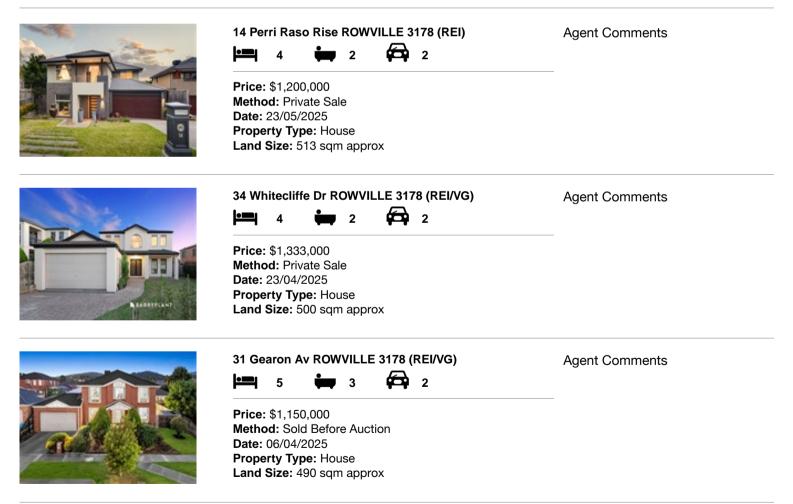




Property Type: House Land Size: 595 sqm approx Agent Comments 8849 8088 0458 037 725 ericshan@jelliscraig.com.au

Indicative Selling Price \$1,165,000 - \$1,280,000 Median House Price Year ending March 2025: \$1,060,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088



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