

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

31 Reservoir Crescent, Rowville Vic 3178

Indicative selling price

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

Range between \$1,165,000

&

\$1,280,000

Median sale price

Median price \$1,060,000

Property Type House

Suburb Rowville

Period - From 01/04/2024

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	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

31 Reservoir Crescent, Rowville Vic 3178

**Jellis
Craig**

Eric Shan

8849 8088

0458 037 725

ericshan@jellisrcraig.com.au

Indicative Selling Price

\$1,165,000 - \$1,280,000

Median House Price

Year ending March 2025: \$1,060,000



 4  3  2

Property Type: House

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



14 Perri Raso Rise ROWVILLE 3178 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 23/05/2025

Property Type: House

Land Size: 513 sqm approx



34 Whitecliffe Dr ROWVILLE 3178 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,333,000

Method: Private Sale

Date: 23/04/2025

Property Type: House

Land Size: 500 sqm approx



31 Gearon Av ROWVILLE 3178 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,150,000

Method: Sold Before Auction

Date: 06/04/2025

Property Type: House

Land Size: 490 sqm approx

Account - Jellis Craig | P: 03 88498088



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