

Harcourts Rowville

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: 4 Ranceby Close Rowville VIC 3178

Indicative selling price

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

Price range \$1,050,000 to \$1,150,000

Median sale price

Median Price: \$1,120,000

Property Type: House

Suburb: Rowville VIC 3178

Period From: January 2025 to March 2025

Source: REIV

Comparable property sales

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
	50 Spruce Drive Rowville	\$1,060,000	13/06/2025
	15 St Lawrence Way Rowville	\$1,130,000	24/05/2025
	50 Colorado Crescent Rowville	\$1,115,000	07/05/2024

This Statement of Information was prepared on: 7th July 2025