

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

28 Pia Drive, Rowville Vic 3178

Indicative selling price

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

Range between \$1,280,000

&

\$1,320,000

Median sale price

Median price \$1,067,000

Property Type House

Suburb Rowville

Period - From 01/07/2024

to 30/06/2025

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 | 16 Wallingford PI ROWVILLE 3178 | \$1,410,000 | 28/06/2025 |
| 2 | 12 Pia Dr ROWVILLE 3178 | \$1,182,500 | 29/03/2025 |
| 3 | 14 Lade Ct ROWVILLE 3178 | \$1,335,000 | 28/03/2025 |

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:

16/07/2025 15:06



 4  2  2

Property Type: House (Res)

Agent Comments

Comparable Properties

16 Wallingford PI ROWVILLE 3178 (REI)

Agent Comments

 4  2  2

Price: \$1,410,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 609 sqm approx



12 Pia Dr ROWVILLE 3178 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,182,500

Method: Auction Sale

Date: 29/03/2025

Property Type: House

Land Size: 987 sqm approx



14 Lade Ct ROWVILLE 3178 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,335,000

Method: Private Sale

Date: 28/03/2025

Property Type: House

Land Size: 725 sqm approx