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	28 Pia Drive, Rowville Vic 3178
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,280,000	&	\$1,320,000
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Median sale price

Median price	\$1,067,000	Pro	perty 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

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
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Date of sale



Eric Shan 8849 8088 0458 037 725 ericshan@jelliscraig.com.au

Indicative Selling Price \$1,280,000 - \$1,320,000 Median House Price Year ending June 2025: \$1,067,000





Property Type: House (Res) Agent Comments

Comparable Properties

16 Wallingford PI ROWVILLE 3178 (REI)

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Agent Comments

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)

4





a

Price: \$1,182,500
Method: Auction Sale
Date: 29/03/2025

Property Type: House **Land Size:** 987 sqm approx

Agent Comments



14 Lade Ct ROWVILLE 3178 (REI/VG)

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Agent Comments

Price: \$1,335,000 Method: Private Sale Date: 28/03/2025 Property Type: House Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 88498088





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